



# turners



**Higher Park Road, Branton**

**Price Guide £475,000**

Sought-after Branton location, 2 double bed detached bungalow with sea & Branton Burrows views, south-facing garden, driveway parking, dual aspect living, no onward chain.

## Property Description

Situated in a highly sought-after position on the edge of the village of Braunton is this well-presented two double bedroom detached bungalow which enjoys far-reaching views towards the sea and Braunton Burrows and has the added benefit of no onward chain.

The property welcomes you via an inviting entrance hall leading through to a spacious dual aspect kitchen/diner. This bright and airy room is fitted with a range of wall and floor units with space and plumbing for white goods with ample room for a dining table and chairs. The rear aspect enjoys particularly impressive open and far reaching views.

The lounge is a lovely light-filled space, also dual aspect and taking full advantage of the far-reaching outlook and creating a wonderful setting for relaxing or entertaining.

There are two well-proportioned double bedrooms. Bedroom one is of generous size and light-filled with plenty of space for freestanding furniture. Bedroom two is currently arranged as a home office but easily accommodates a double bed. The bathroom comprises a three-piece white suite including a P-shaped bath with shower attachment over, WC, hand basin, and a useful storage cupboard housing the boiler and linen shelving.

Outside, the property offers driveway parking to the front for 2–3 vehicles along with decking and a garden shed. The gardens wrap around the bungalow to the rear, enjoying a sunny southerly aspect. Mainly laid to lawn the garden features several mature trees and shrubs making a peaceful outdoor space ideal for enjoying the coastal surroundings.

## Location

Braunton is well known for its passionate community

spirit and is rumored to be the largest village in England with the famous stretch of Sands, Braunton Burrows. The hustling village offers an abundance of activities and eateries, all locally run.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breathtaking rolling countryside, perfect for avid walkers.

## Agent Notes

- The property has a cellar that is accessed from the rear of the building and can be inspected on a viewing.
- Outside photos were taken in the Summer of 2025

## Directions

Head east along Caen Street, at the traffic lights turn right onto Exeter Road. Take the first left and proceed onto Heanton Street. At the end of the road turn left onto Wrafton Road and immediately right on the roundabout onto Lower Park Road. Continue for a few hundred meters taking the left hand turning onto Seven Acre Lane, proceeding to the top of this road taking a left hand turning onto Higher Park Road. Continue for approx. 100 meters where the property will be located on your left hand side with name plate and for sale board clearly displayed.

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## Floor Plan



## Area Map



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## Energy Efficiency Graph

