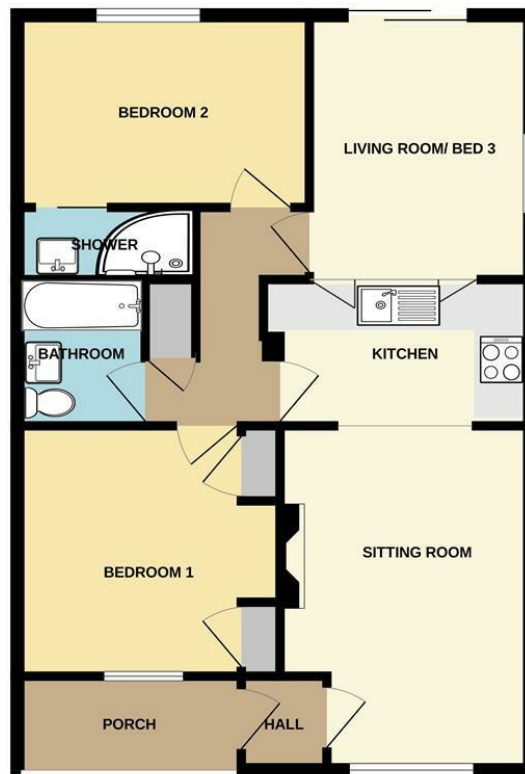


GROUND FLOOR
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA - 669 sq.ft. (62.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Directions

From Barnstaple proceed on the A361 to Braunton and continue through to the centre of the village. At the crossroads and traffic lights turn left signposted to Croyde and Saunton. Proceed for approximately 4 miles until you enter the village of Croyde. Continue to the centre of the village and at The Thatched Barn Inn, follow the road to the right, into St Mary's road. The bungalow will be found further down, on the right, just after the car pull in.

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for free!**

Call 01271 814114

or email braunton@phillipsland.com

Individual Semi Detached Bungalow

24 St. Mary's Road, Croyde, Braunton, EX33 1PG

Asking Price

£415,000

- Very Deceptive Modern Bungalow
- Bathroom & En Suite Shower
- Air Source Heating, UPVc D/G
- 2/3 Bedrooms. 1/2 Receptions
- Open Front Porch & Entrance Hall
- Very Well Presented Throughout
- Very Well Appointed Kitchen
- Good Size Gardens & Open View
- No Onward Chain

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Room list:

Storm Porch
2.81 x 1.16 (9'2" x 3'9")

Hall

Sitting Room
4.42 x 3.17 max (14'6" x 10'4" max)

Kitchen
3.16 x 1.77 (10'4" x 5'9")

Inner Hall

Bedroom 1
3.22 x 3.19 (10'6" x 10'5")

Bedroom 2
2.90 x 2.40 (9'6" x 7'10")

Shower
1.15 x 0.93 (3'9" x 3'0")

Living Room/ Bedroom 3
3.49 x 2.48 (11'5" x 8'1")

Lovely Rear Garden Backing On To Fields

Front Garden & Further Garden Area

The Attached Neighbour Has A Right Of Way Through

We are delighted to offer to the market this lovely semi detached bungalow. It's well worth a look as it is not your ordinary, run of the mill bungalow. Being located in the wonderful coastal village of Croyde, the owners have reflected the seaside feel into the property which also benefits uPVC double glazing and air source heating.

The property is located in St Mary's Road and is set up and away from the road where, close by, there is a public car pull in. This is one of 5 bungalows which are positioned away from the busy village centre but still very convenient to it.

This is a very deceptive property which has been thoughtfully extended to offer very flexible accommodation. There is an open front porch, one of the many places to sit in the evening and enjoy the peace with a drink. The Deco style front door takes you through the hall and into the sitting room. This has a wood burner and attractive, bespoke drift wood shelving. The room opens to a well appointed kitchen which is nicely finished in dark blue with dishwasher. There is a serving hatch to the living room with bi-folding, reclaimed wood doors.

The inner hall has a store cupboard and the first bedroom has built in cupboards, whilst bedroom 2 has an en suite shower and wash basin. The attractive reclaimed wood theme continues to the bathroom. The white 3 piece suite has a wood panelled bath and electric shower over. The double aspect living room has french doors to the outside and a good open view. There is a corner breakfast bar with more reclaimed wood. This room could easily be the third bedroom, simply by blocking up the serving hatch.

The bungalow benefits from a very good size plot. The gardens are in 3 parts with a front garden with low picket fence. Beyond this is a lawned garden with some decking. The rear garden offers a good degree of privacy and a lovely open aspect as it backs onto open land. There are plenty of areas to sit in the garden and enjoy the view, whilst to the side of the bungalow is an enclosed outside dining area laid to chippings. The garden is raised and laid to lawn with shrub beds and further areas to sit out.

There is a gate to the side over which the bungalow enjoys access to the front. Furthermore, there is an area which belongs to the property, with a shed and bin store. The attached neighbour has a right of way through the rear garden for putting out their bins. There is plumbing in back garden outbuilding for a washing machine.

We highly recommend a full viewing to fully appreciate what this lovely bungalow has to offer. There are very few properties of this size and nature available in Croyde and so viewing should be as soon as possible in order to avoid disappointment.

Croyde is renowned as one of the region's most visited holiday destinations, driven by the delightful sandy bay and excellent surfing. Close by is the larger beach at Saunton where there is also the acclaimed Saunton Golf Club with its two championship, links courses. The village has good pubs, excellent restaurants and a busy post office/ store.

Close by is the South West Coast Path with it's many miles of superb walks. Also close by is Braunton Burrows, one of the largest dune systems in the UK and is a UNESCO Biosphere, AONB. This is a great area for dog walking and exercise. Some of north Devon's most splendid countryside surrounds Croyde making this property an excellent opportunity to acquire a LIFESTYLE home which could also produce an excellent income stream as a holiday let.

Braunton is under 5 miles to the east and connected by a regular bus service. Here, there is an excellent range of amenities to cater for everyday needs including a Tesco's superstore and family run Cawthorne's Stores. There is a medical centre, public houses, churches, coffee shops and a good number of local shops and stores. Barnstaple, the regional centre of north Devon, is 5 miles from Braunton and provides further social amenities including a brand new leisure centre, The Queens Theatre and a cinema. There is covered town centre shopping at Green Lanes and out of town shopping at Roundswell. The North Devon Link Road provides a convenient route to the M5 motorway at junction 27 and the Tarka Rail Line connects to Exeter, which picks up the main London Paddington route.

Properties of this type in this location are always in very good demand and we, therefore, recommend a viewing at the earliest opportunity to avoid disappointment.

Services

Water, Electric & Drainage

Council Tax band

A

EPC Rating

D

Tenure

Freehold

Viewings

Strictly by appointment through
Phillips, Smith & Dunn Braunton
branch on
01271 814114

