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Superbly Presented & Spacious 2 Bedroom Bungalow

7 Moor Lea, Braunton, Devon, EX33 2HP

Guide Price
£349,995

- Semi Detached Bungalow
- Stylishly Appointed Bathroom
- Workshop/Store
- Superbly Presented Throughout
- Contempory Kitchen
- Private Driveway
- 2 Bedrooms
- O/P Lounge Kitchen Diner
- EPC: Band C

Directions

From Barnstaple proceed on the A361 to Braunton. At Wrafton bear right signposted to the North Devon Athletic's Track and Heanton Punchardon. Continue along this road past Braunton Academy, continue on to the button roundabout. Here turn right into Lower Park Road and continue on taking the 2nd turning on the right into Barnfield Close directly opposite Tyspany Nursing Home. Continue to the bottom of the road and follow this around to the left into Moor Lea. Continue ahead for approximately 100 yards where the property will be found on your left hand side.

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Overview

This is an excellent opportunity to acquire this superbly presented 2 bedroom semi detached bungalow situated within a popular residential location and is surrounded by similar style dwellings. The property has been subject to numerous improvements and modernisation over recent years undertaken by the current owners and now provides extremely well planned and comfortable living accommodation. There is the benefit of easy to maintain brick elevations with some cedral cladding, full PVC double glazing, gas fired centrally heated, there is LVT tile flooring to the impressive open plan lounge kitchen and diner along with matching Suffolk oak internal doors maintaining uniformity. The agents consider that there is further scope and potential to extend to the West elevation or convert the roof space subject to the necessary planning permission and consent.

Briefly the accommodation comprises, steps rising to the entrance door which leads into the entrance hall with storage cupboard housing an IDEAL gas boiler serving central heating system. The bright and spacious open plan lounge kitchen diner is a most impressive room and enjoys a pleasant view towards Heanton Church in the far distance. The kitchen has been very well designed and has a comprehensive range of base and wall units finished with stylish slim profile working surfaces creating a sleek and contemporary finish, this doubles up as a breakfast to the far end. This well planned kitchen has a 'Port hole' feature opening into the inner hall and is centred to the front entrance door. There is an inset double Belfast ceramic sink and integral appliances to include, electric hob, fridge freezer, dishwasher, along with an eye level oven and microwave above. There is also access leading to the side of the property and into the garden.

An inner hall provides access to both bedrooms both of which enjoy a pleasant outlook overlooking the rear garden. Bedroom 1 has a spacious fitted wardrobe with sliding mirror fronted doors. The modern well fitted 4 piece modern bathroom suite is found to be very well appointed and finished with black sanitary ware, There is also the advantage of underfloor heating.

Garden & Situation

Directly to the front of the property is a large expanse of private driveway having been newly laid providing off road parking for a number of vehicles. There is a detached former garage now sub divided and used as a workshop/ store with power and light connected. The rear garden is fully enclosed therefore child and pet friendly and is gently sloping. The garden is laid to lawn to the majority with a raised patio terrace located to the centre and enjoys a high degree of sunshine. Situated to the top section of the garden are raised vegetable/flower beds along with a useful potting shed. There is access leading to the rear of the garage and a timber gate leads to the front of the property.

The property forms part of the popular Moor Lea situated to the east side of Braunton village and located off Lower Park Road. There is a mixture of houses and bungalows in the area and they are always in good demand. Access to the village centre is convenient and there are a good number of local shops and stores available in the village only a few minutes drive away. There are also good secondary and primary schools available within a few minutes walk. Braunton is considered one of the largest villages in the country and caters well for its inhabitants and is conveniently situated to the sandy beaches of Croyde and Saunton approximately 5 miles to the west.

Room list:

Entrance Hall
1.60m x 1.14m (5'3 x 3'9)

Open Plan Lounge Kitchen Diner
7.21m x 4.78m max (23'8 x 15'8 max)

Inner Hall
1.88m x 0.91m (6'2 x 3'0)

Bedroom 1
4.14m x 2.77m (13'7 x 9'1)

Bedroom 2
3.25m x 2.87m (10'8 x 9'5)

Bathroom
2.24m x 1.88m (7'4 x 6'2)

Storage
2.69m x 2.51m (8'10 x 8'3)

Workshop
2.44m x 2.31m (8'0 x 7'7)

Popular Residential Location

Stylishly Appointed

Generous Gardens

Viewing Essential

Services
All mains connected

Council Tax
Band: C

EPC Rating
C

Tenure
Freehold

Viewings
Strictly by appointment with the Braunton branch (01271) 814114