

GROUND FLOOR
923 sq.ft. (85.7 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq.ft. (85.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Spacious 2/3 Bedroom Bungalow
28 The Fairway, Braunton, Devon, EX33 1DZ

Asking Price

£435,000

- Immaculate Bungalow
- Well Appointed Shower Room
- Garage and Good Parking
- 2/3 Bedrooms, 2 Receptions
- Useful Store Room
- Easy Access To The Beaches
- Superb Kitchen with NEFF Appliances
- Conservatory, Lovely Gardens
- EPC : D

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or email braunton@phillipsland.com

Directions

From Barnstaple follow the A361 into the very centre of Braunton. At the crossroads, turn left signposted to Croyde & Saunton. Continue on this road taking to last turning right at Lobb Fields. Turn 1st right and carry on to the bottom where the bungalow will be in front of you with the for sale sign showing.

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Room list:

Entrance Storm Porch

Entrance Hall

Living Room
4.53 x 3.33 (14'10" x 10'11")

Kitchen/ Breakfast Room
3.53 x 2.67 (11'6" x 8'9")

Bedroom 1
3.62 x 3.17 (11'10" x 10'4")

Bedroom 2
3.55 x 3.07 (11'7" x 10'0")

Study/ Bedroom 3
3.56 x 2.44 (11'8" x 8'0")

Store
2.44 x 0.90 (8'0" x 2'11")

Well Appointed Shower Room

Conservatory
2.93 x 2.02 (9'7" x 6'7")

Small Garage
3.71 x 2.44 (12'2" x 8'0")

Ample Brick Parking

Level Gardens to front & Rear

We are delighted to offer this absolutely IMMACULATE 2/3 bedroom bungalow to the market. This demands a full viewing to appreciate the accommodation, position, parking and gardens. This will be a really good buy for those wanting to buy a home which can be occupied with the minimum of expense.

The property has uPVC double glazing and fascias and gas fired central heating. It is of traditional cavity construction with pleasing brick and part rendered elevations all under a concrete tiled roof. The property is, therefore, very easy to run and maintain. The windows to the front also have attractive cedar cladding below, giving the bungalow a contemporary look.

The rooms flow nicely with a storm porch and entrance hall which leads to the living room which has a wood burner style gas fire. There are 2/3 bedrooms with bedroom 1 to the front and the second, to the rear. From here there is an office or 3rd bedroom. This has patio doors into the garden and a very useful large store. This has been taken from the rear of the garage but can be reinstated, if required. The shower room is very well appointed and is fully tiled and the kitchen is also well fitted. This has built in NEFF hob, oven, dishwasher and washing machine and Frank sink; all in tip top order. From here and overlooking the garden, is a conservatory.

The bungalow stands on a good size, level plot with ample parking for multiple cars to the front. This is attractively laid to brick and sweeps around to the front of the property. There is a productive apple & pear tree to the front lawn garden which provides shelter and privacy. The drive leads to the attached garage for a small car. To the side is a wide area for hard standing and ideal for a shed/ storage. The rear garden offers a good degree of privacy and has views up towards the hills behind Braunton. It is laid mainly to lawns with flower and shrub beds generous patio and a raised deck, ideal for sunbathing and entertaining, al fresco!

We recommend viewing this fine bungalow at the earliest opportunity to fully appreciate what it has to offer.

The bungalow is situated to the west side of Braunton to the end of The Fairway which is a road of similar style bungalows and which form part of Saunton Park, to the west side of Braunton. This means access to the fine, sandy beaches at Saunton and Croyde is most convenient. These beaches are renowned for their quality of surf and are connected by a regular bus service which stops at the end of the road. Saunton also offers the Golf Club with 2 championship courses. Close by is the Pixie Dell Convenience Store and Kingsacre primary school. Also a few minutes drive away is Braunton Burrows, a UNESCO Biosphere in an AONB. This is the largest sand dune system in England which offers a huge area ideal for exercise and dog walking.

Braunton is considered one of the largest in the country and the centre is an invigorating but level walk away. There is a wide range of amenities including churches, pubs, coffee shops, restaurants and a wide choice of local shops and stores. There is a Tesco super store and the family run Cawthorne's store in the village centre as well as butcher, greengrocer and hardware store.

Barnstaple, the main north Devon town, is 5 miles away and connected by the bus service. Here there is a wider choice of shopping, leisure and social facilities including covered town centre shopping at Green Lanes and out of town shopping at Roundswell. There is a brand new leisure centre, Tarka Tennis, The Queen's Theatre and Scott's cinema.

Access to the M5 Motorway is via The North Devon Link Road at Junction 27. The Tarka rail line connects to Exeter which picks up the direct route to London



Services

All Mains Connected

Council Tax band

C

EPC Rating

D

Tenure

Freehold

Viewings

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

