

GROUND FLOOR
1050 sq.ft. (97.5 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.5 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 as to their operability or efficiency can be given.
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Very Convenient To Village Centre

Devonways, 4 Caen Field, Braunton, EX33 1EG

Asking Price:

£395,000

- This Is A Rare Opportunity
- 2 Bedroom Detached Bungalow
- Scope For Improvement
- Sitting Room & Shower room
- Extended Kitchen/ Breakfast Room
- uPVC D/G & Gas Central Heating
- Gardens For Cultivation Surround
- Garage & Car Port
- Very Convenient Location

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We are delighted to offer for sale 'Devonways' a detached 2 bedroom which requires some updating but which offers great potential. The property is still very liveable and offers the next owner a wonderful opportunity to place their own individual mark on the bungalow. Once re decorated, it will make for a really comfortable retirement home.

Located in the most convenient and sought after location of Caen Field, literally just off the centre of the village, means it is an easy, level walk to the village centre and its amenities. Bungalows rarely come to the market here and they are always in good demand, due to the location. The road comprises similar style bungalows which were constructed in the 1960's. 'Devonways' is of traditional construction with rendered elevations and verticle, part timber cladding, all under a concrete tiled roof.

The bungalow offers bright and comfortable accommodation which has been extended, however, there is still good space and potential to extend further, if required (Sub to PP). There is the benefit of uPVC double glazing and gas central heating. The rooms flow well with an entrance hall and useful side porch. The sitting room is a good size, whilst the kitchen has been extended some years ago to offer what is now a good size kitchen/ breakfast room. The main bedroom has built in wardrobes and there is a shower room.

The plot is level with front and rear gardens which require some cultivation, whilst to the side is the garage which has a pesonal door conveniently close to the side porch. The garage has power and also an automatic roller door and a car port attached to one side.

When modernised, this will be an ideal retirement home on an easy to maintain plot and which is so handy to the village centre. There is a bus stop close by and being to the West side of the village, access is easy to the superb sandy beaches at Saunton and Croyde. We thoroughly recommend a full viewing in order to really appreciate the excellent location and what the property has to offer by way of location, potential and convenience.



Caen Fields is situated just off Caen Street, therefore, only a few steps from the village centre. Around the corner is a newsagent, the family run Cawthorne's Store, coffee shops, restaurants Sles hardware store and a good selection of other shops and stores. The village has a Tesco store and the award winning Squires Fish & Chip shop and good primary and secondary schools.

There is a bus stop which connects to the superb sandy beaches at Croyde and Saunton. These are excellent for surfing and other water sports, whilst Saunton also has the renowned golf club with 2 championship courses. Also close by, is Braunton Burrows, the largest dune system in the country which is an AONB and UNESCO protected Biosphere. This vast area is ideal for walking and exercising dogs.

Barnstaple, the main north Devon town, is 5 miles to the south east. Here there is excellent covered shopping in the town centre at Green Lanes and out of town shopping at Roundswell where there are many super stores. Petroc College offers further education whilst there are good social and sporting facilities with the brand new leisure centre, Tarka Tennis Centre, Scott's Cinema and The Queens Theatre. The North Devon Link Road provides a convenient link to the M5 Motorway at Jnt. 27 and The Tarka Rail Line connects to Exter in the south. This picks up the direct route into London Paddington.

Room list:

Entrance Hall

Sitting Room

5.34 narr 4.41 x 3.56 (17'6" narr 14'5" x 11'8")

Kitchen/Breakfast Room

5.39x 5.20 narr 2.79 (17'8"x 17'0" narr 9'1")

Bedroom 1

4.55 into wardrobes x 3.19 (14'11" into wardrobes x 10'5")

Bedroom 2

3.66 x 3.18 (12'0" x 10'5")

Shower Room

2.36 x 2.20 (7'8" x 7'2")

Porch

1.28 x 3.55 (4'2" x 11'7")

Garage

5.35 x 2.76 (17'6" x 9'0")

Car Port

Front & Rear Gardens

Services

All Mains Connected

Council Tax band

C

EPC Rating

C

Tenure

Freehold

Viewings

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

