



TOTAL FLOOR AREA: 957 sq.ft. (88.9 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.
Made with Metropix C2026



Directions

From Barnstaple proceed to the centre of Braunton and at the traffic lights turn left signposted to Saunton and Croyde. Go along this road for approximately 3/4 of a mile and then take the right hand turning into Kingsacre. Carry on up the road and take the 5th turning on the right which takes you into Stallards The bungalow is the 2nd on the right hand side.

Looking to sell? Let us
value your property
for free!

Call 01271 814114

or email braunton@phillipsland.com

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

Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.

Our company registration number is 04753854 and we are registered in England and Wales.

Lovely Bungalow In Tucked Away Position

6 Stallards, Braunton, EX33 1BP

Asking Price

£395,000

- 3 Bedroom Semi Det Bungalow
- Shower Room & Separate WC
- South Facing Rear Garden
- Sitting Room
- Ample Bricked Off Road Parking
- No Onward Chain
- Kitchen With A Dining Area
- Attached Garage
- Ideal Retirement House



Room list:

Entrance Hall

Sitting Room

4.29 x 4.25 (14'0" x 13'11")

Kitchen

3.60 x 3.04 (11'9" x 9'11")

Dining Area

3.50 x 2.13 (11'5" x 6'11")

Bedroom 1

3.32 x 3.02 (10'10" x 9'10")

Bedroom 2

3.32 x 2.56 (10'10" x 8'4")

Bedroom 3

2.55 x 2.41 (8'4" x 7'10")

Shower Room

1.69 x 1.65 (5'6" x 5'4")

Separate WC

1.69 x 0.83 (5'6" x 2'8")

Garage

5.77 x 2.39 (18'11" x 7'10")

Ample Off Road Parking

Lovely South Facing Rear Garden

We are delighted to offer this very pleasant 3 bedroom semi detached bungalow to the market. Although the property requires some TLC, it is very clean and tidy. The rooms are bright and cheery and benefit uPVC double glazing and gas fired central heating. This will make for a practical retirement home, or a family home which has the potential to extend. (Subject to Planning).

Stallards is a sought after cul de sac set off Kingsacre and comprises similar style bungalows.. Passing traffic here is mainly those who live in the road so it is quiet. The bungalow stands on a good size plot with front and rear gardens and has a sunny, southerly aspect to the rear. The property has been extended to the rear and the rooms flow well. There is a good size entrance hall and a bright sitting room with a gas, coal effect fire, focal point. The kitchen has been pushed out to incorporate a dining area with patio doors to the rear garden and tiled floor. The double 3 bedrooms are also bright, whilst there is a 3 piece shower room and a separate cloakroom.

The property is approached over a brick laid drive which provides good off road parking and leads to the attached garage. There is a lawned garden with hydrangea and rose. The rear garden is pet and child friendly as it is enclosed and laid mainly to lawn with a raised patio. There are some fruit trees and a useful garden shed.

The bungalow offers NO ONWARD CHAIN and we highly recommend a full viewing in order to appreciate the lovely quiet position it sits in. Bungalows in this location are always in good demand, so a viewing should take place as early as possible in order to avoid disappointment.

Services

All Mains Connected

Council Tax band

EPC Rating

C

Tenure

Freehold

Viewings

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

