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Directions

From Barnstaple proceed on the A361. At Wrafton turn left opposite the Williams Arms Pub into Wrafton Road and continue down this road taking the second turning on the left into Orchard Road. Continue up the road and where upon the road levels out the property will then be found on the right hand side.

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Super Bungalow In Very Sought After Cul de Sac

8 Orchard Road, Wrafton, Braunton, Devon, EX33 2DZ

Asking Price

£439,950

- Modern Low Maintenance Home
- 3 Bedrooms & Shower Room
- Well Appointed Kitchen/ Diner
- Generous Living Room
- uPVC D/G, Gas Central Heating
- Pleasant Cul De Sac Position
- Garage & Off Road Parking
- Expertly Designed Gardens
- Viewing is Essential



This wonderful detached bungalow is situated in a favoured cul- de- sac set to the periphery of Wrafton village. The property stands on a level plot with a private driveway to the front and so provides excellent off road parking for numerous vehicles. The gardens are a particular feature being expertly laid and stocked with an abundance of plants which makes this a superb oasis. There is no onward chain

The bungalow will make for an easy to run retirement home and can be occupied with the minimum of outlay. Properties of this type, nature and position are always in good demand therefore, the agents strongly advise an early inspection to appreciate what is on offer and to do so at the earliest opportunity, to avoid disappointment. There is good scope and potential to extend or adapt the property to create further living accommodation if required (subject to the necessary planning permission and consent).

This well proportioned property has been updated over recent years and now provides extremely comfortable living accommodation. There is uPVC double glazed windows, along with soffit and fascias boards, and gas central heating. Furthermore, the property has the benefit of brick elevations throughout therefore, requiring the minimum of maintenance and fuss.

The accommodation flows nicely and comprises; a storm porch and front door to the main entrance hall which serves all rooms. There is a particularly spacious sitting room with pleasant outlook over looking the front. The kitchen/ diner is a good size and has been fitted very well with a good range of base units and low profile work surfaces. There is a gas hob and angled filter fan over and oven below. A good ranng of cupboards and wall cupboard, one which houses the boiler which serves the hot water & central heating systems. There are some deep pan drawers and space saving kidney swing out base baskets and pull out larder cupboard. 3 spacious and well proportioned bedrooms has one currently used as a dressing room. From the kitchen area there is an interconnecting door to the integral garage, to the rear of which is a utility area with sink and plumbing for a washing machine. There is also a useful cloakroom /W.C.= ideal for gardeners as there is a door leading to the rear garden.

The gardens are delightful and have been thoughtfully laid to provide colour and ease of maintenace.To the front is level and has been laid to white chippings so it is attractive and easy to look after. There are many plants and shrubs including rose, agapanthus and verbina, as well as phormium and ever green. You access the property via tarmacadam driveway which provides ample off road parking with the garage. There is access from both sides of the property to the rear garden which enjoys a sunny south facing aspect. Here the garden is also level and again laid beautifly and with ease of maintenace in mind. There appears to be some lawn but which is, in fact, camomile. Here, there is also verbina and agapanthus and a host of low growing plants. To one end is a pergola with chippings and this is a wonderful area in which to sit and enjoy the peace. A generous patio area is ideal for BBQ's and the garden then backs onto open tree lined land.



Orchard Road is a favoured development which comprises a mixture of bungalows and houses, many of which have been altered or extended over the years. Number 8 is situated in a pleasant position within the cul-de-sac and enjoys a sunny South facing rear garden.

Over the years Wrafton has merged with the larger village of Braunton. Close to hand is Braunton Academy, Southmead Primary School and the renowned Williams Arms Pub/Restaurant with it's attractive thatched roof. Just under a mile away is Braunton Village centre which caters well for its inhabitants. The village is one of the largest in the country. with a regular bus service which connects to Barnstaple town, approximately 4 miles to the south east. Here, a wide range of amenities can be found. The sandy beaches at Saunton & Croyde are approximately 4 & 6 miles to the west. Also at Saunton is the renowned Saunton Sands Golf Club with its two championship courses. Also to hand is access to the Tarka Trail with its lovely coastal path walk to Barnstaple.

Braunton has a good range of shops, coffee shops, a library, churches and medical centre. Close by is a Tesco superstore, whilst the family run Cawthornes Store is in the village centre. Barnstaple has covered town centre shopping at Green Lanes and a wide choice of superstores at Roundswell. There is access onto The North Devon Link Road which provides a convenient drive to M5 motorway at junction 27, whilst the Tarka Rail Line connects to Exeter which picks up the direct route to London Paddington.

Room list:

Storm Porch

Entrance Hall

3.99m x 3.96m (13'1 x 13'0)

Sitting Room

4.67m x 4.52m (15'4 x 14'10)

Kitchen/ Dining Room

5.23 x 2.87 (17'1" x 9'4")

Bedroom 1

3.86m x 3.25m (12'8 x 10'8)

Bedroom 2

3.66m x 3.25m (12'0 x 10'8)

Bedroom 3

2.87m x 2.57m (9'5 x 8'5)

Bathroom

2.41m x 1.98m (7'11 x 6'6)

Garage With Utility Area

6.43m max x 2.79m (21'1 max x 9'2)

WC

1.63m x 0.84m (5'4 x 2'9)

Ample Off Road Parking

Delightful & Well Stocked Gardens.

Side Patio Area. Backing Onto Open Ground

Services

All Mains Connected

Council Tax band

D

EPC Rating

D

Tenure

Freehold

Viewings

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

