

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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Directions

From Barnstaple proceed on A361 to Braunton. Carry on through into the village and to the very centre. At the crossroads and traffic lights turn left, signposted to Croyde and Saunton, and into Caen Street. Continue long, past the turning to the car park on the left. Take the next turning left, into CanField, and Devonwys is the on the right hand side with for sale board displayed.

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

Call 01271 814114

or email braunton@phillipsland.com

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Very Convenient To Village Centre

Devonwys, 4 Caen Field, Braunton, EX33 1EG

For Sale By Informal Tender: Offers Over

£400,000

- FOR SALE BY INFORMAL TENDER
- 2 Bedroom Detached Bungalow
- For Modernisation & 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



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

For Sale By INFORMAL TENDER.
All written bids to be sent to us at 7, The Square, Braunton, Devon. EX33 7JD.
Email : braunton@phillipsland.com
BY NOON on WEDNESDAY 30th SEPTEMBER 2026.

BIDS MUST CONTAIN ALL NAMES, ADDRESSES. CONTACT DETAILS. FINANCIAL / BUYING POSITION

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

Located in the most convenient and sought after location of Caen Field, a road 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. 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.

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

