

GROUND FLOOR



1ST FLOOR



36 PIXIE LANE, BRAUNTON

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## 4 Bedroom Semi Det Bungalow 'No Onward Chain'

36 Pixie Lane, Braunton, Devon, EX33 1BW

Guide Price

**£410,000**

- Spacious 4 Bed Bungalow
- Generous Garden Plot
- Viewing Essential
- Master Bedroom En Suite
- Garage & Off Road Parking
- Popular Location
- Spacious Kitchen Diner
- Gas Central Heating
- EPC: Band D

### Directions

From Barnstaple proceed to the centre of Braunton village. At the crossroads and traffic lights turn left signposted Croyde and Saunton. Continue along this road, pass The White Lion Pub on the right and continue on. Turn right into Kings Acre and then take the 3rd right into Pixie Lane. The property will then be found a short distance on the left hand side.

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

Call 01271 814114

or email [braunton@phillipsland.com](mailto:braunton@phillipsland.com)

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## Room list:

- Entrance Porch**  
1.68m x 0.84m (5'6 x 2'9)
- Entrance Hall**  
5.59m x 2.01m (18'4 x 6'7)
- Sitting Room**  
4.22m max x 4.19m (13'10 max x 13'9)
- Kitchen Diner**  
6.99m x 3.61m max (22'11 x 11'10 max)

**Master Bedroom**  
4.75m x 3.71m (15'7 x 12'2)

**En Suite**  
3.23m x 2.06m (10'7 x 6'9)

**Bedroom 2**  
3.30m x 3.00m (10'10 x 9'10)

**Bedroom 3**  
3.30m x 2.51m (10'10 x 8'3)

**Bedroom 4**  
2.54m x 2.36m (8'4 x 7'9)

**Garage**  
6.17m x 2.41m (20'3 x 7'11)

**Popular Location**

**Pleasant Gardens**

**Must Be Viewed**

## Situation

Pixie Lane is a favoured residential location to the West side of the village and so access to the village centre is very convenient. Close by are the Pixie Dell Convenience Stores which is ideal for those everyday necessities. Furthermore, there is access on to the Saunton Road which provides an easy drive to the sandy beaches at Croyde and Saunton approximately 5 miles away. Saunton also offers the renowned golf club with its 2 championship courses. Braunton is considered one of the largest villages in the country and caters well for its inhabitants with an excellent range of amenities including primary and secondary schooling, medical centre, churches, public houses, restaurants and a good number of local shops and stores including Tescos and Cawthornes. The property has smashing views over the Great Field and Braunton Burrows. The Great Field being a Grade I listed site and The Burrows a UNESCO designated Biosphere Reserve.

There is a regular bus service to the beaches but also to Barnstaple, the principal town of North Devon, approximately 5 miles to the East. Here there are a wider range of amenities available including covered shopping at Green Lanes in the town centre and out of town shopping at Roundswell. There are a wider range of shops and facilities including a - soon to be constructed - North Devon leisure centre, the Tarka tennis centre, Scotts cinema and the Queens theatre. From here there is access on to the North Devon link road which connects to the M5 motorway at Junction 27 at Tiverton where there is also Tiverton Parkway railway station which connects direct to London Paddington. The Tarka rail line from Barnstaple connects to Exeter which also picks up to Paddington.

## Overview

Phillips Smith & Dunn are delighted to offer to the market this spacious and well presented 4 bedroom semi detached bungalow having the advantage of having 'No ongoing chain'. The property occupies a pleasant and slightly elevated position within the lane and enjoys a sunny facing aspect from the front. The property also has the advantage of gas fire central heating and is double glazed therefore, making this an economical and easy home to run.

Briefly the internal accommodation comprises entrance porch leading through to the inner hall serving ground floor rooms. Located on your right is the bright and spacious sitting room that enjoys a sunny facing aspect, There are 3 ground floor bedrooms, bedroom 2 being a good size double that is located to the front of the property. Located to the end of the hall is the bathroom with bath and pedestal basin with a separate WC. There is a good size dual aspect kitchen diner that overlooks the rear garden and has a skylight allowing natural light to flood into the room. There is a wide assortment of base and wall units finished with shaker style door fronted units along with ample working surfaces with inset sink unit. There is space and plumbing for under counter washing machine, dishwasher, and recess for tumble drier furthermore, a large range cooker with extraction unit is included within the sale of the property. There is access from the kitchen that leads directly out into the garden and to the garage. From the kitchen diner a staircase rises to the first floor that opens onto a small landing with access to a WC. The master bedroom is a generous room that has 2 skylights, from here there are far reaching views towards the Braunton Burrows and beyond. There is also the advantage of a generous size en suite bathroom.

Directly to the front there is a gently sloping lawn with numerous established plants and shrubs, there is a private driveway that provides ample off road parking for several vehicles leading to the garage. The rear garden is predominantly laid to lawn and is fully enclosed therefore, child and pet friendly. Situated to one corner is a patio area perfect for entertaining and alfresco dining, this area enjoys a good degree of sunshine and privacy.

This is an excellent opportunity to acquire a spacious bungalow in a highly desirable and peaceful location within Braunton yet within easy access to local amenities, the beautiful North Devon coastline, and beyond.

## Services

All mains connected

## Council Tax

Band: C

## EPC Rating

Band: TBC

## Tenure

Freehold

## Viewings

Strickly by appointment via the Braunton Branch.

Contact (01271) 814114

