

GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA: 822 sq.ft. (76.4 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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2 Bedroom Detached Bungalow 'No Onward Chain' Asking Price

24 West Meadow Road, Braunton, EX33 1EB

£305,000

- Modern Semi Detached Bungalow
- Garden Room/ Utility Room
- Garage & Off Road Parking
- 2 Bedrooms & Shower Room
- UPVc D/G & Gas Heating
- NO ONWARD CHAIN
- Living Room & Kitchen
- Requires Some Improvement
- EPC: Band D

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Call 01271 814114

or email braunton@phillipsland.com

Directions

From Barnstaple proceed on A361 to Braunton. Continue to the very centre of the village and at the crossroads/ traffic lights turn left, signposted to Croyde. Continue on and take the last turning right into West Meadow Road, just before you leave Braunton. Carry on up the gently sloping road and pass the first 2 right hand turnings. The bungalow will then be found on the right hand side with a for sale board outside.

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

We are delighted to bring to the market, for the first time in over 20 years, this modern semi detached bungalow which offers no onward chain. This will ideally suit those looking for a comfortable and easy to run home in a sought after area of similar style properties.

The property requires some improvement but offers UPVc double glazing and gas fired radiator central heating. The rooms are bright and airey and the entrance hall has a linen cupboard and doors to each room. The living room is a good size and there are 2 bedrooms, the first of which looks to the front and rear bedroom has double doors to the back garden. The shower room is well appointed and the kitchen has built in hob and oven. From here there is the access to a useful garden/utility room which then opens to the garden.

The bungalow stands on a level plot with an open plan front garden with yucca trees, shrubs and small lawn. There is off road parking for 2 cars which leads to the garage. The rear garden requires cultivation but will be easy to maintain and offers a good degree of privacy.

West Meadow Road is to the edge of Branton and forms part of the ever popular Saunton Park development built in the 1970's and is of traditional cavity wall construction with rendered elevations and exposed brick gable all under a concrete tiled roof. Being to the west side of Branton village means access to the superb sandy beaches at Saunton and Croyde is very convenient. Especially so, as there are bus stops very close by. Saunton also offers the renowned golf club with its 2 championship courses.

We thoroughly recommend a full viewing to appreciate this bright bungalow which is sure to appeal to those looking for an easy to run retirement home.

Services

All mains connected

Council Tax

C

EPC Rating

D

Tenure

Freehold

Viewings

Please contact the Branton branch on 01271 814114



West Meadow Road is a very sought after road situated to the very western side of Branton village and comprises similar style bungalows. The properties here are nicely spread out and so gives a good feeling of space.

The property occupies a lovely level plot which provides a good degree of privacy. There is access to the superb and sandy beaches at Saunton & Croyde approx. 3 & 5 miles away. Saunton also offers the renowned golf club with its two 18 hole championship courses. A bus stop is close by which connects to Croyde and Saunton and also to Barnstaple, the regional centre of north Devon which is approximately 5 miles to the south east.

A short distance from the bungalow is Pixie Dell Stores, convenient for the small necessities. Branton is considered one of the largest villages in the country and caters well for its inhabitants with churches, public houses, medical centre, post office and library. There are a good choice of local shops and stores whilst there is also the Tesco Superstore. and the family run Cawthorne's Store.

Barnstaple offers further education at Petroc and a wider choice of shopping, leisure and social facilities including covered town centre shopping at Green Lanes and out of town shopping at Roundswell where there is a wide choice of super stores. There is a brand new leisure centre, Tarka Tennis Centre, The Queen's Theatre and Scott's cinema. Access to the M5 Motorway is via The North Devon Link Road at Junction 27 and The Tarka Rail Line connects to Exeter in the south which then picks up the direct route to London Paddington.

This is an excellent opportunity to acquire a well presented bungalow in a very good location and which is sure to appeal to those persons seeking an easy and economical to run home with good parking and gardens.



Room list:

Entrance Hall

Living Room

3.89 x 3.49 (12'9" x 11'5")

Kitchen

3.56 x 3.02 max (11'8" x 9'10" max)

Garden Room/Utilty

2.29 x 2.29 (7'6" x 7'6")

Bedroom 1

3.90 x 3.13 (12'9" x 10'3")

Bedroom 2

3.57 x 3.14 (11'8" x 10'3")

Shower Room

1.94 x 1.66 (6'4" x 5'5")

Garage

5.48 x 2.45 (17'11" x 8'0")

Off Road Parking

Enclosed Rear Garden

'No Onward Chain'

Viewing Essential