

GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 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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Immaculate Semi Detached Bungalow

7 East Meadow Road, Branton, Devon, EX33 1HJ

Asking Price

£329,950

- 2 Double Bedrooms
- Well Appointed Shower Room
- Superb West Facing Garden
- Well Fitted Kitchen & Shower
- UPVc D/G, Gas Central Heating
- No Onward Chain
- Good Size Living Room
- Garage & Good Parking
- EPC: D

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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Room list:

Entrance Hall

Living Room

5.28 x 3.48 (17'3" x 11'5")

Kitchen Area

3.47 x 2.90 (11'4" x 9'6")

Bedroom 1

3.65 x 3.47 (11'11" x 11'4")

Bedroom 2

3.34 x 2.72 (10'11" x 8'11")

Shower Room

2.71 x 1.90 (8'10" x 6'2")

Garage & Off Road Parking

Enclosed Rear Garden

This very comfortable 2 bedroom semi detached bungalow fully deserves an internal viewing as the present owner has updated and vastly improved the property to offer what is now an extremely pleasant home. The bungalow is of traditional cavity construction with rendered elevations under a concrete tiled roof. There is no onward chain.

Situated in East Meadow Road which is to the west side of Braunton, it forms part of The Saunton Park Estate which is the favoured side of the village and which offers easy access to the beaches at Saunton and Croyde. There is little passing traffic as the cars which pass the bungalow belong to owners in the road. Therefore, this is sure to appeal to those who want to be able to move into their new home quickly and with the minimum of fuss and bother.

Offered for sale in tip top order throughout and this can be fully appreciated when viewed. There is the benefit of new gas central heating, UPVc double glazing as well as newly fitted and well appointed shower room and kitchen. This has built in appliances including an oven, hob, dishwasher and fridge freezer. The kitchen opens into the very good size living room. The shower room has fully tiled walls and there are two double size bedrooms.

To the front of the bungalow is an open plan lawned garden with good off road parking for 3 cars which leads to the attached garage. The rear garden has been well designed with decking and a lawned area. It is enclosed so is child and pet friendly. There is a good degree of privacy and a lovely aspect to the hills beyond.

In all, this super home will suit as a most comfortable home for a retired or professional couple or as a splendid holiday home which offers easy access to the beaches

Services

All Mains Connected

Council Tax band

C

EPC Rating

D

Tenure

Freehold

Viewings

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

