

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 and fixtures and fittings 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 the A361 to Braunton. Continue on to the very centre of the village at the crossroads and traffic lights turn left signposted to Croyde and Saunton. Continue along this road then turn right into Dune View road. Continue to the top and turn left, continue along and take the second right into East Meadow Road. The bungalow will be on the left hand side with for sale board displayed.

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**Immaculate Semi Detached Bungalow**  
7 East Meadow Road, Braunton, Devon, EX33 1HJ

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

Asking Price  
**£329,950**



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

## 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

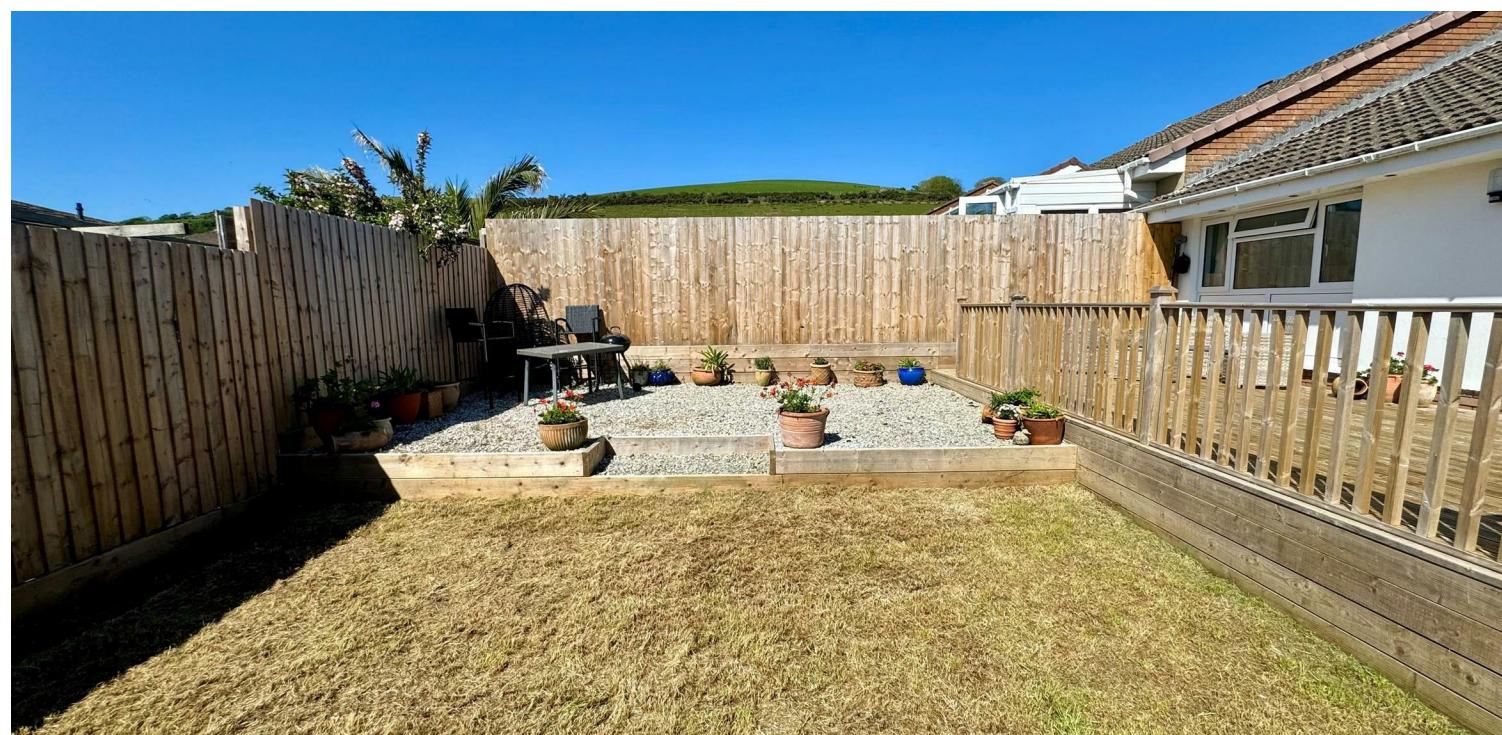


The property stands in a pleasant area within a very sought after location in a crescent so there is little passing traffic. It is set to the west side of Braunton and forms part of the Saunton Park development. Here, there are a mixture of houses and bungalows and there is the benefit of a bus stop almost within a stones throw. The Pixie Dell stores is easily accessible and ideal for those everyday necessities. Kingsacre school is only a few minutes walk and, of course, the village centre is also very easily accessed.

Being to the west of Braunton means that access to the sandy beaches at Croyde and Saunton is very convenient and Saunton also offers the renowned golf course 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 schools, a medical centre, churches, public houses, restaurants and a good number of local shops and stores. There is a Tesco superstore and the family run Cawthorne's stores to the village centre. Braunton Burrows is only a few minutes drive away here there are many miles of superb walks ideal for exercising the dog.

Barnstaple, the regional centre of north Devon, is approximately 5 miles to the east and here a wider range of amenities can be found including covered shopping in the town at Green Lanes and out of town shopping at Roundswell. Further education is at Petroc College and social amenities include the brand new North Devon Leisure Centre, the Tarka Tennis Centre, Scott's Cinema and the Queens Theatre. There is access on to the North Devon link road which provides a convenient route to the M5 motorway at Junction 27. The Tarka rail line connects to Exeter in the south which then picks up the main London train to Paddington.



## 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

