



# turners



## Poyers

Wrafton, Braunton, EX33 2DP

**Offers Over £170,000**



One bedroom end terrace bungalow in Wrafton with no onward chain. Set on a generous plot, it offers spacious living and great potential close to the Tarka Trail and North Devon's scenic beaches.



Property Description

This one bedroom end of terrace bungalow in Wrafton presents an excellent opportunity, offered to the market with no onward chain and set on a generous plot. The home offers a spacious lounge, a well-proportioned kitchen, a wet room with an electric shower, and a sizeable double bedroom complete with wall-to-wall fitted wardrobes. While the property would benefit from some cosmetic updating, it provides a wonderful blank canvas for buyers to create a home tailored to their own style. Perfectly positioned close to the much-loved Tarka Trail and just a short distance from the stunning North Devon coastline, it also lies within easy reach of Braunton’s vibrant community, where independent cafes, restaurants and shops can be enjoyed. Combining convenience and an attractive location, this bungalow is well worth early viewing.

Location

Braunton is well known for its passionate community spirit and is rumoured to be the largest village in England with the famous stretch of Sands, Braunton Burrows. The hustling village offers an abundance of activities and eateries, all locally run.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a ‘world surfing reserve’, one of just 12 places on the planet along with the Australia’s Gold Coast and Malibu in California. For a change of scenery Exmoor National Park offers breath-taking rolling countryside, perfect for avid walkers.

Agent Notes

- The property is currently fitted with air blown heating system which is fully working and serviced yearly.

Directions

From our office, head east on Caen Street towards Caen Fields. Once you reach the second traffic lights, turn right onto A361 towards Barnstaple. At the roundabout, take the first exit and follow the A361 towards Barnstaple. in 0.1 miles just before the Williams Arms pub, turn right onto Wrafton Road. Follow this road for a short distance taking a right hand turning into Velator Road, taking the next immediate right turning, parking will be found immediately in front of you. On foot walk through to a group of bungalows and turn left walking to the end of the path and the bungalow will be located on your right hand side with For Sale board clearly displayed.

Floor Plans



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

