

GROUND FLOOR
1135 sq.ft. (105.4 sq.m.) approx.



TOTAL FLOOR AREA: 1135 sq.ft. (105.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurement of areas, volumes, etc. and any other facts are approximate and no responsibility is taken for any error or omission or misstatement. This plan is for guidance only and should not be used as a guarantee. The architect, designer and advertiser herein are not liable for any error or omission. Made with AutoCAD 2010.



A Pleasant Bungalow Backing Onto Playing Fields Asking Price

58 The Brittons, Braunton, EX33 2HF

£425,000

- Extended 3 Bedroom Bungalow
- 3 Piece Shower Room & Cloaks
- Off Road Paving & Garage
- Quiet End Cul De Sac Location
- Dining Room & Sitting Room
- Good Size Patio Garden
- Kitchen & Side Porch
- uPVC D/G & Gas Central Heating
- NO ONWARD CHAIN

Directions

From Barnstaple proceed along the A361 to Braunton and at Wrafton bear right signposted to the North Devon Athletics Track and Heanton Punchardon. Continue along this road past Braunton School and onto the button roundabout. Here turn right into Lower Park Road taking the first turning on the right hand side into The Brittons. Continue in and bear left into the cul-de-sac and the property will then be found down towards the bottom, on the right hand side.

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or email braunton@phillipsland.com

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Room list:

- Entrance Porch & Hall**
- Living Room**
4.62 x 3.64 (15'11" x 11'11")
- Dining Room**
3.64 x 2.98 (11'11" x 9'9")
- Cloakroom**
- Kitchen/Breakfast Room**
3.90 x 2.98 (12'9" x 9'9")
- Side Porch**
2.20 x 0.88 (7'2" x 2'10")
- Bedroom 1**
4.87 x 4.08 (15'11" x 13'4")
- Bedroom 2**
3.64 x 3.09 (11'11" x 10'1")
- Bedroom 3**
3.64 x 2.08 (11'11" x 6'9")
- Garage & Good Off Road Parking**
- Front Garden with Heathers**
- Good Size Rea Patio Gardens Backing Onto Playing F**

For those looking for a quiet and tucked away location but still within easy reach of the village, then this 3 bedroom detached bungalow could fit the bill. The bungalow has been thoughtfully extended to offer bright and airy accommodation with the living room now to the rear, so it overlooks the playing fields which it backs onto.

The property is part of The Brittons which is a private cul de sac of similar bungalows which are always in good demand due to their convenient location to the village. It is of traditional cavity construction with rendered elevations under a concrete tiled roof. The bungalow offers NO ONWARD CHAIN, so it can be occupied with the minimum of delay and has the benefit of gas fired central heating and uPVC double glazing.

The bright and airy rooms flow nicely with an entrance porch and hall. The original double aspect living room is now the large main bedroom with bay window. There are 2 further bedrooms and a well appointed 4 piece bathroom. The kitchen/breakfast room has attractive stripped floor and built in hob, fliter fan and oven. The bungalow has been extended from the rear to produce a very good size sitting room and dining area. Furthermore, there is also a useful cloakroom. The sitting room has patio doors out to the rear garden and this is mainly laid to patio for ease of maintenance. There are some apple trees, fern beds and shrubs. The whole garden backs on to the playing fields so there is a good, private open aspect. The front garden is laid to chippings which gives off road parking and there are some mature heathers. The garage is to the side with further off road parking to the front.

This will make for a very comfortable retirement home as it is in a quiet location and easy to run. A full viewing is essential to appreciate not only the location but the open view and light rooms.

The bungalow forms part of the ever popular area of The Brittons, just off Wrafton Road which offers very convenient access to the village centre amenities, primary and secondary schools. This is a private road of varying styles and size properties with a nice mixture of retired and families making it a lovely area in which to reside. Indeed, many have done so for many years.

However, it is the convenient location which is the real attraction being only a short walk from the village centre with its many amenities to hand. Braunton is a good size village which caters well for its inhabitants including Tesco super store, family run Cawthorne's store, Medical Centre, churches, pubs and many local shops and stores. There is easy access to the sandy beaches at Croyde & Saunton where there is also the renowned golf club with its two championship courses. A regular bus service from the village centre connects to the beaches.

Whilst the beaches at Saunton and Croyde offer excellent surfing and water sport facilities, there other beaches close by including Putsborough Sands and Woolacombe. There is access to the South West Coast Path which provides many miles of superb walks, especially the Tarka Trail to Barnstaple which hugs the Taw Estuary. Braunton also has an active bowls club

Barnstaple, the regional centre of north Devon, is 5 miles to the east and is also connected by the regular bus service. Here, there are a wide range of amenities with covered town centre shopping at Green Lanes and out of town shopping at Roundswell with its many superstores. Sort & leisure facilities include The Tarka Tennis Club, a brand new North Devon Leisure Centre and The Queens Theatre.

There is access 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 and this picks up the direct route to London Paddington.



Services

All Maird Connected

Council Tax band

D

EPC Rating

D

Tenure

Freehold

Viewings

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

