



**6 Treefield , Barnstaple, EX32 7JL**

**£340,000**

A vacant two-bedroom detached bungalow in the village of Bratton Fleming offering fantastic countryside views, garage and driveway parking, and superb potential to modernise and improve throughout.

## Description

Situated in the popular village of Bratton Fleming, this vacant two-bedroom detached bungalow enjoys truly stunning countryside views and offers a fantastic opportunity for buyers looking to modernise and create a wonderful home.

The property would benefit from updating throughout but provides excellent potential to improve and add value, making it ideal for buyers seeking a project in a sought-after rural location.

The accommodation briefly comprises an entrance hall, a spacious living room positioned to take advantage of the far-reaching views, a kitchen, two bedrooms, a shower room and a useful utility room. Heating is provided via an oil-fired boiler.

Outside, the property benefits from a private driveway and garage, providing off-road parking and storage. The gardens offer scope for landscaping and enjoy uninterrupted views across the surrounding countryside, which are a real highlight of the property.

Bratton Fleming is a well-regarded North Devon village offering a strong sense of community along with amenities including a village shop, public house and primary school, while the larger town of Barnstaple is within easy reach, providing a wide range of shops, restaurants, schools and transport links.

This is a rare opportunity to acquire a detached bungalow with exceptional views and huge potential in a desirable village location.

Lounge 11'11" x 16'10" (3.64 x 5.14)

Kitchen 12'2" x 10'10" (3.71 x 3.31)

Bedroom 1 9'10" x 14'1" (3 x 4.30)

Bedroom 2 10'4" x 7'3" (3.17 x 2.21)

Shower Room 6'2" x 7'7" (1.88 x 2.33)

Utility 14'1" x 5'10" (4.31 x 1.80)

Garage 16'7" x 8'3" (5.08 x 2.52)

## Information

Tenure - Freehold

Heating - Oil Fired Heating

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band C

Seller's position - Vacant Possession

Please note due to the nature of the sale, the client requires the property to stay on the market until exchange.

## Note

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Photos may have been digitally enhanced and edited.

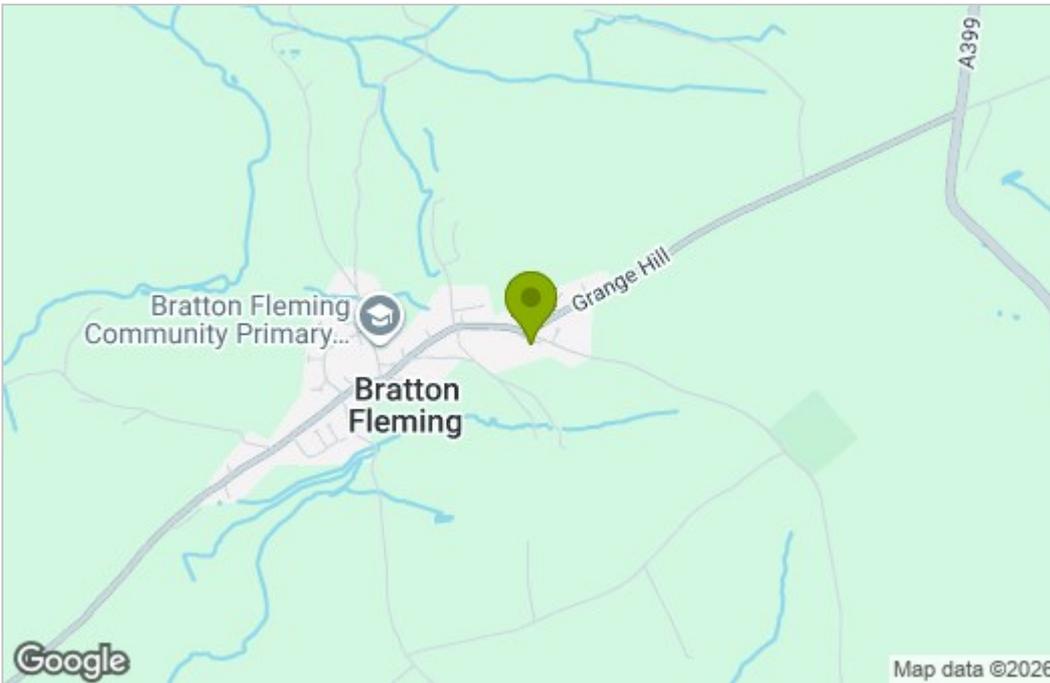
# Floor Plan



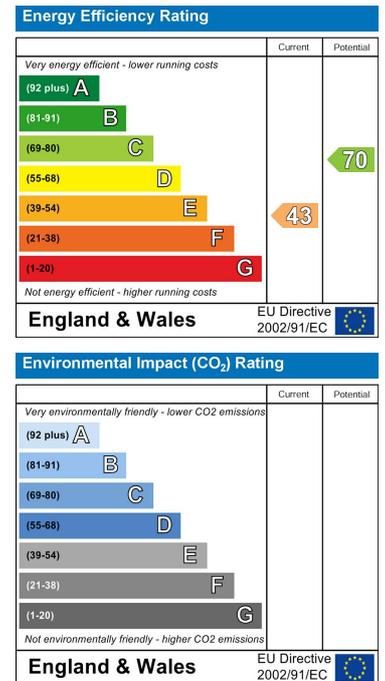
Ground Floor

## 6 Treefield, Bratton Fleming

### Area Map



### Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.