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8 Longfield Close

Braunton, EX33 2HQ

**£475,000**



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A spacious two bedroom detached bungalow situated on a generous corner plot in a highly desirable cul-de-sac, just a short walk from the village centre. This well-maintained, comfortable property offers two generously sized reception rooms as well as potential for extension. The garden offers secluded lawn areas, patios perfect for outdoor dining, and a raised deck accessible from the dining area. Additional advantages include a single-car garage and driveway providing parking for up to three vehicles. Other benefits include gas central heating and double glazing.

Braunton is well known for its passionate community spirit and is rumoured to be the largest village in England with the famous stretch of Braunton Burrows. The hustling village offers an abundance of activities and eateries, most 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 Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breath taking rolling countryside, perfect for avid walkers.

## Hallway

**23'2" x 3'9" (7.07 x 1.16)**

As you enter the bungalow, a long hallway extends ahead, providing access to all the rooms.

## Living Room

**13'6" x 15'5" (4.14 x 4.70)**

The living room, which enjoys garden views, is both spacious and well-lit by a large bay window. Its simple, neutral design offers a blank slate, ready for you to make it your own unique space.

## Kitchen

**8'3" x 11'1" (2.53 x 3.40)**

This kitchen at the rear comes equipped with a double integrated oven and a gas hob, set against a tiled splashback. It provides generous cupboard space along with room for all necessary white goods. The brightness of the room is enhanced by downlights and the natural illumination from the adjoining dining area.

## Dining Room

**8'10" x 11'1" (2.70 x 3.40)**

The dining room offers ample space for a family dining table, creating an ideal gathering spot for the household. It seamlessly connects to the kitchen, providing both convenience and functionality. French doors lead out to a patio in the rear garden, while side windows fill the room with natural light. Paired with neutral tones, this creates a bright and welcoming atmosphere. With very minimal work this could easily be transformed into a third bedroom.

## Bedroom One

**14'1" x 11'2" (4.31 x 3.42)**

The expansive main bedroom provides abundant wardrobe space and can easily accommodate a king-size bed and other furnishings. While spacious, the room could use some modernisation.

## Bedroom Two

**11'3" x 11'3" (3.43 x 3.43)**

A carpeted double bedroom with ample space for a double bed and other furniture.

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### Bathroom

**6'9" x 6'9" (2.07 x 2.08 )**

This bathroom requires minimal upkeep, featuring neutral floor to ceiling tiles and a complete setup including a walk-in shower, toilet, vanity basin, and a white wall mounted radiator.

### WC

**3'4" x 6'10" (1.02 x 2.09 )**

A useful addition comprising of a toilet, wash basin, wall mounted radiator and small storage cupboard.

### Storage Room

**4'11" x 3'8" (1.52 x 1.13 )**

A practical storage room offering additional space for household items.

### Garage

**18'7" x 7'4" (5.67 x 2.25 )**

A valuable addition to the property, this garage can accommodate a car or be used for storing household items and sports equipment.

### Outside

At the front of the house, there's a large garden situated at the corner of the plot, surrounded by small bushes that provide a natural barrier from the road. The property offers ample driveway parking and includes a single-car garage.

A south-facing rear garden that wraps around the entire exterior of the bungalow. It includes a spacious garden area sheltered by shrubbery and features a sizable patio that extends to the garage.

### Agents Notes

We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

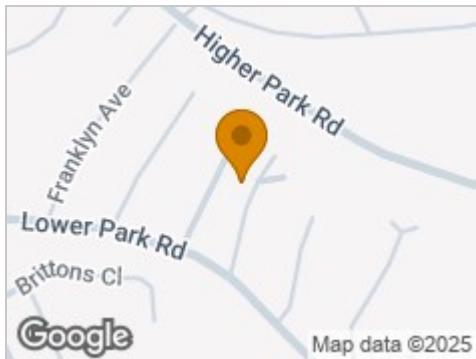
To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

### Directions

Head east along Caen Street, at the traffic lights turn right onto Exeter Road. Take the first left and proceed onto Heanton Street. At the end of the road turn left onto Wraffton Road. Take the second exit at the roundabout and continue along Lower Park road. Proceed along the road before turning left into Longfield Close where the property can be found on your right hand side.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Turners Property Centre - Braunton Office on 01271 815651 if you wish to arrange a viewing appointment for this property or require further information.

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.

4 Cedar House, Caen Street, Braunton, EX33 1AH  
Tel: 01271 815651 Email: sales@turnerspropertycentre.co.uk  
<https://www.turnerspropertycentre.co.uk>

## Energy Efficiency Graph

### Energy Efficiency Rating

