turners



7 West Park

Braunton, EX33 1EY

Price Guide £400,000

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Property Description

Situated in a central Braunton location, within easy reach of the village's range of local amenities, this three double bedroom detached bungalow is offered to the market with no onward chain. Providing well-proportioned accommodation throughout, the property would benefit from some updating and modernisation.

The accommodation begins with an inviting entrance hall incorporating useful internal storage, leading through to a well-proportioned lounge featuring dual-aspect windows which allow plenty of natural light to fill the room. The kitchen is fitted with matching wall and floor units and provides access to the adjoining dining/sun room. The L-shaped room wraps around the rear of the bungalow, with double doors opening directly onto the southerly facing garden, alongside a further door providing access to the gated side passage and garage area.

There are three good-sized double bedrooms, with the main bedroom enjoying the added benefit of sliding doors opening directly onto the rear garden. The shower room has been partly modernised to include a walk-in shower, complemented by a coloured WC and wash hand basin.

Externally, the property benefits from driveway parking for one vehicle, with further space at the front offering potential to create additional parking. The front garden is mainly laid to lawn with established shrub borders, while pathways provide access along both sides of the bungalow.

The rear garden enjoys a pleasant private aspect and a southerly orientation making it an ideal space to enjoy the sunshine. Mainly laid to lawn the garden is bordered by shrubs and bushes and further benefits from a greenhouse, garden shed and outside power points.

Completing the property is a single garage fitted with power and lighting, together with an up-and-over door.

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.

Directions

From the centre of Braunton proceed out of the village towards Saunton along Caen Street, taking the left hand turning into Field Lane and immediately right into Second Field Lane. Continue along this road for a short distance turning right into West Park continuing to the top of the road and bear left where the property will be located on your left hand side with name plate and for sale board clearly displayed.

Whats3words - reshape.fetch.yield













Road Map



Hybrid Map



Terrain Map



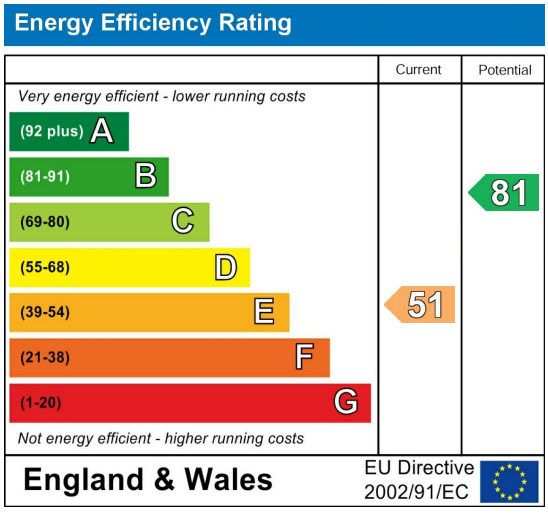
Floor Plan



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.

Energy Efficiency Graph



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