



58 The Brittons

Braunton, EX33 2HF

£440,000



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Located in a sought after and quiet area, close to the centre of the village; 58 The Brittons is a charming detached bungalow featuring three well-proportioned bedrooms and family bathroom. Recently extended, the living room is bright and spacious with an open plan dining area, providing a warm and inviting space for family gatherings and entertaining. The property boasts low maintenance front and rear gardens and provides plenty of parking space along with a convenient double garage. Other benefits include; Gas central heating and double glazing throughout.

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 bustling 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 Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breathtaking rolling countryside, perfect for walkers.

Porch

4'6" x 3'8" (1.39 x 1.14)

This space provides a convenient space to store coats and shoes.

Hallway

14'9" x 3'10" (4.50 x 1.17)

Refurbished just a couple of months ago, this bright hallway leads to all rooms, with the golden wooden flooring flowing seamlessly throughout the rest of the Bungalow.

Lounge/Dining Room

26'1" x 13'0" (7.97 x 3.97)

The lounge has recently been extended to create a spacious living area ideal for a growing family. As you enter, the room exudes a warm and inviting atmosphere. The floor features the same rich wooden floorboards found throughout the house. With its dual aspect double-glazed windows and sliding doors that blend effortlessly with the outdoor space, the room feels bright and airy. There's ample space for multiple sofas, along with a family-sized dining table, making it the perfect hub for family gatherings.

Kitchen

9'7" x 12'7" (2.94 x 3.84)

A recently renovated kitchen located at the rear of the house, featuring beige base and wall units with wooden counter tops. There's ample space for necessary appliances, along with the added convenience of a pantry cupboard.

Bedroom One

11'9" x 15'8" (3.60 x 4.80)

A generously sized front-facing bedroom that can comfortably accommodate a king-size bed along with additional bedroom furnishings.

Bedroom Two

9'10" x 11'8" (3.00 x 3.57)

A second bedroom located at the front of the house, currently set up with two twin beds, but easily spacious enough to accommodate a double bed

Bedroom Three

6'3" x 11'9" (1.93 x 3.59)

This single bedroom would be perfect as a home office or a child's bedroom.

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Bathroom

6'9" x 6'11" (2.06 x 2.12)

A three-piece bathroom that includes a walk-in shower, bathtub, and toilet, along with a wall-mounted radiator. The space features partially tiled walls, decorative flooring, and a UPVC frosted window for privacy.

WC

4'0" x 2'3" (1.24 x 0.71)

A convenient WC featuring a toilet and basin.

Vestibule

9'5" x 2'9" (2.89 x 0.85)

A practical space for storing outdoor gear, providing direct access to the rear garden.

Garage

This versatile space provides excellent storage for sports equipment and other such items, or could be used as a conventional garage for car storage.

Outside

To the front of the property is a large patio garden with a slightly raised flower beds currently containing mature shrubbery and decorative pebbling. A driveway leads up to the front of the garage creating additional parking.

To the side and rear of the property is a spacious garden mostly laid as patio. This area has an abundance of potential and could really be turned into a little oasis.

Directions

Heading east on Caen Street, at the traffic lights turn right onto Exeter Road. Take the first left and continue along Heanton Street. At the end of the road turn left and take the second exit at the roundabout. Continue along Lower Park Road before taking the first right onto the The Brittons and follow the road round. The property can be found at the end of the road on the right hand side.

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.



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

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Energy Efficiency Graph

