



# turners



**1 Sage Park Road, Braunton, EX33 1HH**

**£450,000**

Situated on the sought after Saunton Park, this charming and extended detached bungalow occupies a desirable corner plot with wrap around gardens and a separate garage and driveway providing ample off road parking. The property boasts three bedrooms and a family bathroom, an open plan living area and a stylish kitchen. The generous front and rear gardens include a welcoming summer house and provide stunning views of the surrounding hills. The rear garden is a suntrap, perfect for entertaining throughout the summer months. Other benefits include; Gas central heating and double glazing throughout. Being only 2.2 miles from the famous Saunton beach this property really is the ideal family home in a beautiful location.

Braunton is well known for it's 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 Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breathtaking rolling countryside, perfect for avid walkers.

### **Entrance Hallway 3'11" x 8'7" (1.20 x 2.62)**

A bright and spacious hallway giving access to all rooms, a useful space for coats and storage.

### **Living Room/Dining Room 10'6" x 19'10" (3.21 x 6.05m )**

A spacious open plan living room with laminate flooring throughout and windows on both the front and rear, allowing an abundance of natural light to fill the room. The front window offers a picturesque view of Saunton Sands in the distance. The room provides ample space for a sizeable family seating area at one end and a large family dining table and chairs at the other.

### **Kitchen 13'10" x 10'10" (4.24 x 3.31)**

A bright room with rear-facing windows offering views of the garden. Previously extended, this kitchen boasts modern base and eye-level units, along with ample countertop space and a tiled splash back. With designated space for white goods and enough room for a breakfast table if desired, with direct access to the rear garden, this kitchen is perfectly designed and situated for entertaining while providing the necessary family practicalities for every day life.

### **Bedroom One 9'8" x 10'9" (2.97m x 3.28m)**

A generously sized bright and airy bedroom, offering rear-facing windows with partial views of the hills. There's plenty of room for a bed size of your choice and all other associated furnishings.

### **Bedroom Two 9'8" x 8'5" (2.97m x 2.59m )**

A bright front aspect double bedroom with ample space a king size bed and all associated bedroom furnishings.

### **Bedroom Three 9'4" x7'10" (2.87m x2.39m )**

A single bedroom ideally suited for a child's room or home office.

### **Bathroom 6'5" x 5'4" (1.96m x 1.65m)**

A beautifully finished family bathroom with stylish tiled walls surrounding a bath with electric shower above, a rounded ceramic sink atop of modern vanity unit, toilet and wall mounted towel radiator.

### **Outside**

The property enjoys wrap around gardens adorned with beautiful mature shrubs and small trees giving the property added privacy and the boundary clear definition. The front and sides of the property are mostly laid to lawn, while the rear is large patio with raised flower beds, spanning the length of the property and providing the perfect sun trap for BBQ's and family entertainment. Set back at the rear of the property is a desirable summer house that further adds to the appeal of the garden.

### **Garage**

A single garage with driveway in front.

### **Agents Notes**

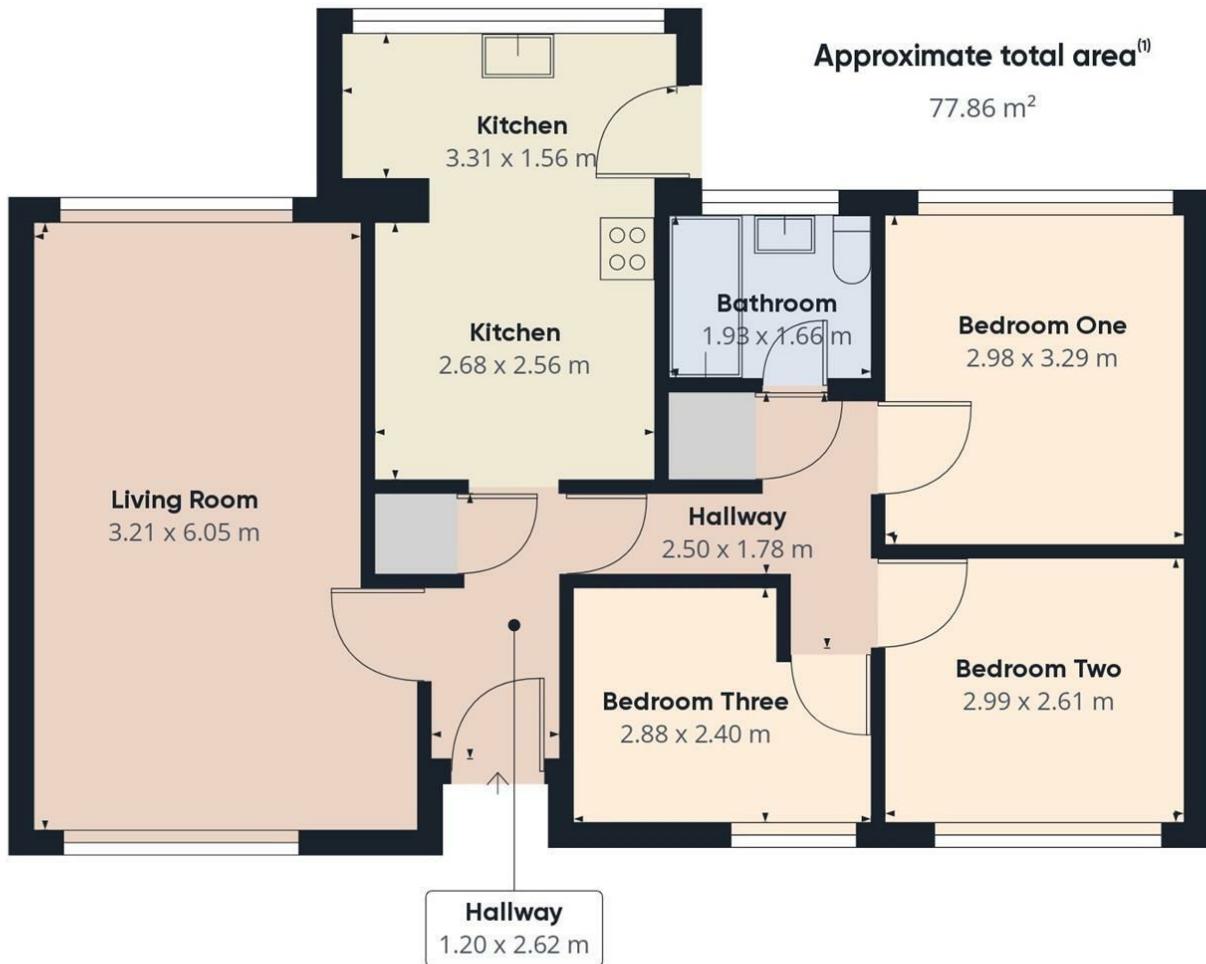
We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

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**

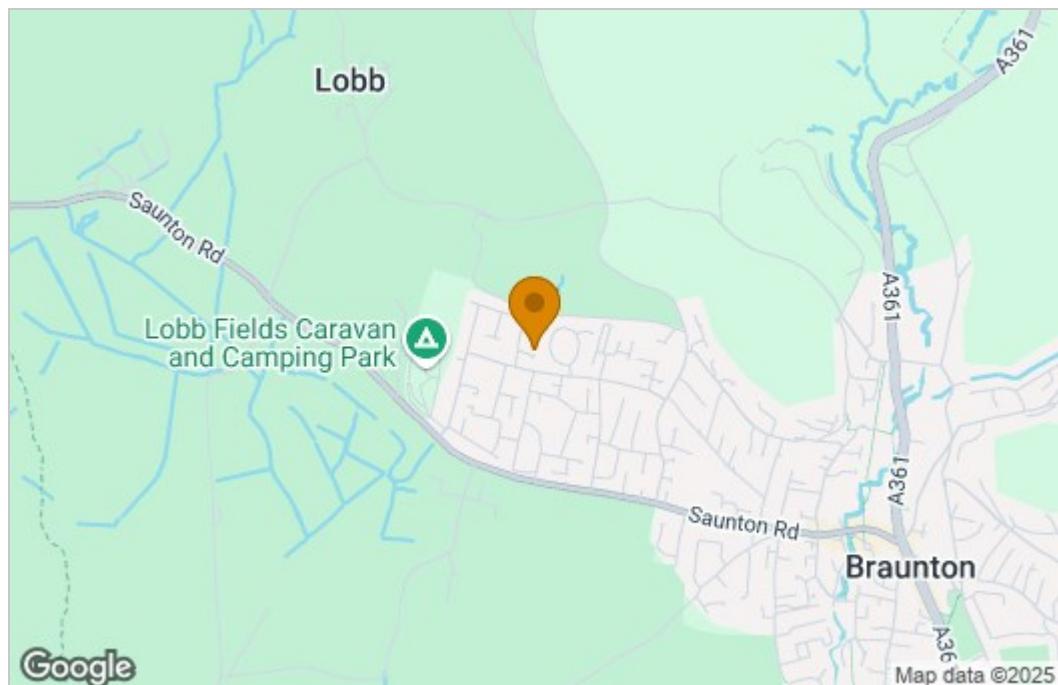
From our office on Caen Street, continue along Saunton Road. Turn right onto Dune View and continue straight. At the end of the road turn left onto Homer Road. Continue along the road before turning right onto East Meadow Road. Take your first right onto Sage Park where the property can be found on your left hand side.

## Floor Plan

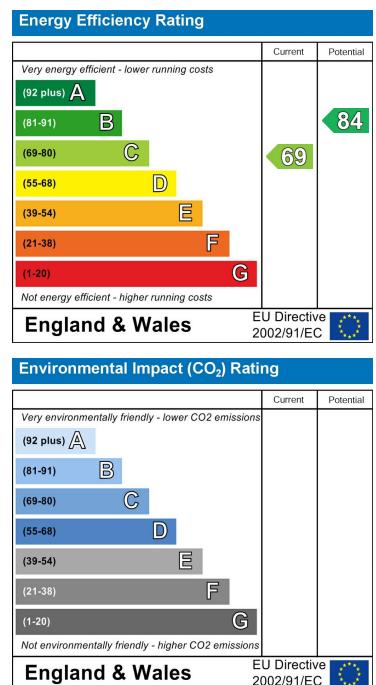


**Floor 0** Building 1

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.