

GROUND FLOOR



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Directions

From Barnstaple go to the very centre of Braunton. At the traffic lights and crossroads, turn left to Croyde. Continue along this road and pass The White Lion pub on the right. After the pedestrian crossing, turn left, into First Field Lane. Orchard Close will be found on your left and Number 5 is in the back right corner of the cul-de-sac.

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A Spacious 3 Bedroom Detached Bungalow

5 Orchard Close, Braunton, EX33 1ET

Guide Price

£430,000

- A Spacious 3 Bedroom Detached Bungalow
- Open Plan Living
- Ample Off Road Parking
- Short Walk To The Village Centre
- Easy To Maintain Garden
- Solar Panels
- 3 Good Sized Bedrooms
- NO ONWARD CHAIN
- EPC: C



Braunton is considered one of the largest villages in the country which caters well for its inhabitants with an excellent range of amenities including primary and secondary schools, churches, medical centre, library, Cawthorne's Store, Tesco Superstore, and a good number of restaurants, coffee houses, shops and stores.

Approximately 4 miles to the west are the sandy beaches of Croyde and Saunton where there is also the renowned golf club with its two championship courses. There is a bus stop close by, which has a regular service to the beaches and to Barnstaple, the regional centre of north Devon. This is approximately 5 miles to the east and offers a wider range of shopping facilities including covered shopping to the town centre at Green Lanes and out of town shopping at Roundswell. There is a brand new leisure centre whilst also there is also the Tarka Tennis Centre, Scott's Cinema and the Queens Theatre.

The North Devon Link Road offers a convenient link to the M5 Motorway at junction 27. The Tarka Rail Line connects to Exeter which then picks up the direct route to London.

Entrance Porch

Entrance Hall

Kitchen/Diner
6.03 x 3.13 (19'9" x 10'3")

Living Room
6.46 x 3.59 max (21'2" x 11'9" max)

Bedroom 1
4.24 max x 3.89 (13'10" max x 12'9")

Bedroom 2
3.59 x 3.30 (11'9" x 10'9")

Bedroom 3
3.01 x 2.98 (9'10" x 9'9")

Off Road Parking

Short Walk To Village Centre

Welcome to this deceptively spacious three bedroom detached bungalow, ideally positioned in the highly sought after Orchard Close, just off First Field Lane. The property is within easy walking distance of Braunton's local amenities and benefits from ample off road parking as well as no onward chain. This is an efficient home with the benefit of solar panels.

The entrance porch provides a practical space for coats and shoes before leading into a bright and airy open plan living room. This inviting space is filled with natural light and features bi folding doors that open out onto the patio area, creating a seamless connection between indoor and outdoor living. The open plan kitchen and dining area offers generous worktop and cupboard space, along with an inset double oven, electric hob, one and a half sink with swan neck tap, and space for white goods, making it both functional and sociable. Towards the front of the bungalow, there are three well proportioned double bedrooms, along with a stylish three piece shower room with partly tiled walls.

Externally, the property enjoys a low maintenance front garden and a rear patio area, perfect for relaxing in the sun, enjoying a morning coffee, or dining outdoors.

Properties within this cul-de-sac are rarely available, so early viewing is highly recommended.

Services

All Mains Connected

Council Tax band

D

EPC Rating

C

Tenure

Freehold

