

GROUND FLOOR
880 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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2 Bedroom Bungalow In Quiet Cul de Sac

Sans Souci, 5 Goodgates Grove, Braunton, EX33 1DQ

Asking Price

£399,950

- Lovely 2 Bedroom Bungalow
- Potential To Extrend (Sub PP)
- Quiet Cul de sac Location
- UPVC D/G & Gas Fired Heating
- Living Room & Garden Room
- 4 Piece White Suite Bathroom
- Kitchen, Garage & Parking
- Well Stocked Level Gardens
- EPC: D

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Room list:

Entrance Hall
5.39 x 1.49 (17'8" x 4'10")

Living Room
4.39 x 3.83 (14'4" x 12'6")

Kitchen
3.18 x 2.88 (10'5" x 9'5")

Garden Room
2.71 x 1.69 (8'10" x 5'6")

Bedroom 1
3.40 x 3.33 (11'1" x 10'11")

Bedroom 2
3.40 x 3.16 (11'1" x 10'4")

4 Piece Bathroom
2.45 x 1.68 (8'0" x 5'6")

Garage
4.92 x 2.78 (16'1" x 9'1")

Off Road Parking

Good Size Front & Side Gardens

**West Facing Rear Garden with
Patos, Lawn & Shrubs**

We are delighted to offer to the market this well presented detached 2 bedroom bungalow which can be occupied with the minimum of fuss and delay. There is the benefit of UPVc double glazing, gas fired radiator central heating and cavity insulation. The bungalow stands on a level plot with pleasant west facing rear garden.

The bungalow is in the quiet cul de sac of Goodgates Grove and was built around early 1970's with tradition cavity construction, attractive part rendered, part brick and part dressed stone elevations all under a concrete tiled roof. The road is quiet as there is no passing traffic and is made up of similar bungalows, some of which have been altered and extended. There is potential to extend San Souci, sub PP, as there are good size rear and side gardens.

The rooms are bright and flow well and the wide, long entrance hall welcomes you in. The double aspect living room has a large picture window and gas fire. The 2 bedrooms are both double size and have built in wardrobes. The white bathroom is 4 piece and has part tiled walls. The kitchen overlooks the garden and connects to the side garden room. This is a lovely area to sit and unwind. There is a door out to the garden and a door to the attached garage.

The gardens surround the property with a drive offering off road parking and leads to the garage. To the front there is a lawned garden with well stocked flower beds and an apple tree. There is access either side of the bungalow to the rear garden. The area to one side of the bungalow is of a reasonably good size and here there is possibility to extend, sub to PP. The rear garden faces west and so gets a good deal of sun. The garden is level, with lawns and a good size patio where you can dine al fresco, as the garden offers a good deal of privacy.

This is a really comfortable home which, although needs some updating, will be of interest to all types of buyers who are looking for a home in a quiet and convenient position. We thoroughly recommend a full viewing to appreciate what the bungalow has to offer and the potential to extend (Sub PP).

Services

All Mains Connected

Council Tax band

C

EPC Rating

D

Tenure

Freehold

Viewings

Strictly by appointment through
Phillips, Smith & Dunn Branton
branch on
01271 814114

