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GROUND FLOOR
753 sq.ft. (69.9 sq.m.) approx.

TOTAL FLOOR AREA : 753 sq.ft. (69.9 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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Directions

From Barnstaple, take the A361 to Braunton. Carry on to the centre of Braunton and just before the traffic lights/ crossroads, turn right into Heanton Styreet. At the top, turn left and go over the button roundabout and carry on up Hillsview. At the top bear right and follow the road around to the right and the parking spaces for Corner Cottage will be first on the right.

Looking to sell? Let us value your property for free!

Call 01271 814114

or email braunton@phillipsland.com

2 Bed semi detached bungalow 'Enjoying lovely views'

Corner Cottage Hills View, Braunton, EX33
2LA

Guide Price
£350,000

- Individual Semi Detached Bungalow
- 2 Bedrooms & Bathroom
- Very Comfortable Accommodation
- Gas Heating & uPVC Double Glazing
- Well fitted Kitchen & Dining Area
- Sitting Room Opens onto a Verandah
- Parking & Patio Terrace
- Lawned Gardens with Open Aspect
- ECP: Band 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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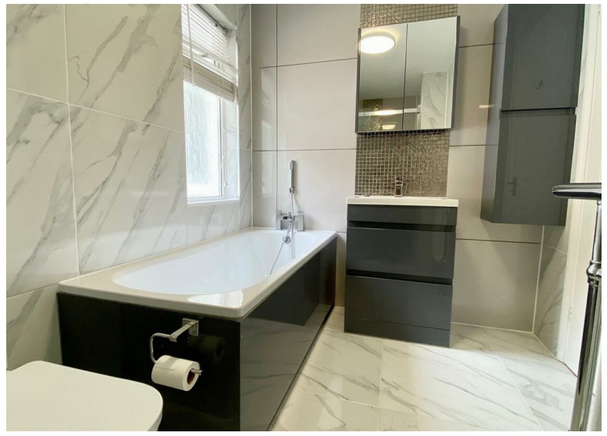

Overview

This is a very rare opportunity to acquire a very individual semi detached bungalow which is situated away from but convenient to, the village centre. The property offers lovely and very comfortable accommodation which benefits PVC double glazing, gas fired radiator central heating (with newly fitted boiler). Furthermore, there is NO ONWARD CHAIN, therefore the property can be occupied with the minimum of delay.

The bungalow is of traditional cavity construction with rendered elevations under a concrete tiled roof. It stands on a corner plot in a slightly elevated position, so there are some views to West Hill and between houses over Braunton Village, and onto the Burrows and beyond. Although you can access the property from the front, there is more convenient access from the kitchen which is to the rear. The parking is located to the rear with steps leading down to the rear patio and provides a further means of access back into the bungalow. The rooms flow nicely, with a front porch to the sitting room. This has an electric Optimyst fire which provides an attractive and pleasing focal point to the room. From here there are double doors that lead out onto the verandah which has a retractable awning and a West facing aspect.

There is a small dining area with 2 sun tubes allowing natural light to flood in and this then opens into the kitchen. This is nicely fitted with a good range of work surfaces and engineered oak style flooring. There is a newly fitted Baxi boiler feeding central heating systems. From the inner hall there is a useful storage cupboard and provides access to 2 double bedrooms and a well appointed 4 piece modern bathroom.

There is pedestrian access to the front whilst the main access is situated to the rear, there is a designated parking area with steps leading down to the rear patio. The gardens are mainly to the side, laid to lawns and slope gently to the front with plants and shrubs and enjoys a good degree of privacy. A path leads around the bungalow with steps rising up to the verandah and front entrance door.

Situation

This lovely modern home will be of interest to those looking for something a little different. It would make for an easy to run and comfortable retirement home or as a second home which could also return an income from the busy holiday home market.

The property offers easy and convenient access to the village centre which is considered one of the largest in the country. The village caters well for its inhabitants with an excellent range of amenities including primary and secondary schooling, a large Tesco store and to the village centre, is the family run Cawthorne's Store. There are a good choice of local shops, stores and coffee houses , together with a Health Centre, library, churches and public houses.

Close by is Braunton Burrows, a UNESCO site and is the largest dune system in the country. The superb and sandy beaches at Croyde and Saunton are approximately 3 miles to the west, and Saunton also boasts a renowned golf club with its two championship courses.

5 miles to the East and connected by regular bus service, is Barnstaple, the regional centre of north Devon. Here there are further amenities including a newly built Leisure Centre, Tarka Tennis Centre, Scotts Cinema and The Queens Theatre. Furthermore, there is a wider choice of shopping with covered town centre shopping at Green Lanes and out of town shopping at Roundswell where there is also a good choice of superstores. The North Devon Link Road offers a convenient route to the M5 motorway at junction 27 and there is also the Tarka Train Line to Exeter in the South which connects to London, Paddington.

Room list:

Verandah & Porch

Sitting Room & Verandah
5.16 x 3.63 (16'11" x 11'10")

Dining Area
3.31 x 1.25 (10'10" x 4'1")

Kitchen
3.66 x 3.30 narr 2.79 (12'0" x 10'9" narr 9'1")

Inner Hall

Bedroom 1
4.24 x 3.63 (13'10" x 11'10")

Bedroom 2
3.31 x 3.02 (10'10" x 9'10")

Bathroom
2.42 x 1.98 (7'11" x 6'5")

Rear Parking

Lawned Gardens & Open Aspect

Splendid home

No Ongoing chain

Viewing essential

Services
All mains connected

Council Tax band
Band C

EPC Rating
Band D

Tenure
Freehold

Viewings
Strictly by appointment with the Phillips, Smith & Dunn Braunton branch on
01271 814114