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Directions

From Barnstaple proceed along the A361 towards Braunton. At Wrafton turn right signposted to Heanton Punchardon and the North Devon Athletics Track. Continue along this road passing Braunton Acadamy and then, at the button roundabout, take the 2nd exit into Lower Park Road. Proceed ahead and turn right, opposite Tyspane Nursing Home into Barnfield Close. Continue to the bottom of the road and turn left into Moor Lea. Carry along this road and follow the road around to the left. The bungalow will then be found after a short distance on your left hand

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

Call 01271 814114

or email braunton@phillipsland.com

Superbly Presented 3/4 Bedroom Detached Bungalow

19 Moor Lea, Braunton, Devon, EX33 2PF

£540,000

Guide Price

- Spacious Accommodation
- Sun Room Addition
- Master Bedoom En Suite
- Modern Open Plan Layout
- 3/4 Bedrooms
- Off Road Parking
- Stylish Kitchen
- Sunny Facing Garden
- EPC: To Be Confirmed

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

Phillips Smith & Dunn are delighted to offer to the market this deceptively spacious and most impressive 3/4 bedroom detached bungalow presented in superb order throughout. Number 19 Moor Lea was constructed by Messers Lovell Homes in the early 1990's to traditional cavity construction, the bungalow has pleasing rendered elevations on a brick plinth with part stone bay window all under a concrete tiled roof, the property benefits from full PVC double glazing and is gas centrally heated furthermore, the property is found to be tastefully decorated and in very good order both inside and out.

Briefly the internal accommodation comprises entrance porch located to the side, with secondary door that leads directly through to the rear garden perfect and practical after a muddy dog walk. The entrance door leads into the entrance hall with tongue and groove wall paneling and engineered oak flooring that flows throughout the majority of the rooms maintaining a stylish and linear look. Part glazed double doors lead through into the impressive kitchen breakfast room, this bright and spacious room has ample base and wall units finished with cream shaker style door fronts. There are ample working surfaces being part solid wood and Corian style with inset sink unit and integral dishwasher. A smeg range cooker with attractive canopy surround and extraction unit is situated to the centre with eye level microwave oven to the side. There is a large central island with integrated storage below and matching wood work tops. The island is set on castors therefore, can be moved and relocated elsewhere if required and allows flexibility. Part glazed folding doors flows through to the spacious living room with attractive gas fire with stylish surround with recess for TV and hearth provides a fine focal point to the room. Double doors lead into the impressive conservatory sun room that provides a further space to relax and unwind, this fine addition enjoys a high degree of sunshine and privacy and leads directly out into the enclosed garden. There are 4 bedrooms located in each corner of the property,

There is an impressive master bedroom having a well appointed en suite bathroom with roll top bath, this impressive bedroom also has direct access leading out onto a large expanse of patio decking. There are 3 further bedrooms, bedroom 4 is currently used as a dining room and overlooks the front elevation. Located from the inner hall is a 3 piece shower room with large enclosure furthermore, there is a utility room with WC and wash basin with useful side access to the property.

Properties of this nature are always in very good demand therefore the agents recommend a viewing at the earliest opportunity to avoid disappointment.

Services
All mains connected

Council Tax
Band E

EPC Rating
To Be Confirmed

Tenure
Freehold

Viewings
Please call the Braunton office on (01271) 814114





Garden & Situation

There is off road parking for several vehicles on a private driveway with paved pathway leading to the side entrance porch. The rear garden offers a high degree of sunshine and privacy and is fully enclosed therefore, child and pet friendly. Laid to lawn to the majority with a slightly elevated decked patio terrace provides the perfect space to dine outdoors. A pergola provides shade and seclusion covered with a rambling Wisteria. Situated to the far corner is a summerhouse where you can relax and unwind or could be utilized a home office if required. There is also a very large storage shed.

Moor Lea is a quiet residential area with a nice mix of houses and bungalows. Braunton is considered one of the largest villages in the country and it caters well for its inhabitants with a good range of amenities including a Tesco Superstore and the family run Cawthorne's store to the village centre. There is medical centre, a good range of local shops, stores, restaurants, public houses, churches and coffee shops. Braunton Burrows is close by and this is a wide area of dunes which is ideal for walking and exercise. A regular bus service connects to the sandy beaches at Saunton & Croyde, approximately 3 & 5 miles to the west, They are both renowned surfing beaches and ideal for family days out. Saunton also has an excellent golf club with its two championship courses.

The bus route continues to Barnstaple, the regional centre, this is 5 miles to the south east and here there is a wider range of amenities and shopping facilities. There is covered town centre shopping at Green Lanes and out of town shopping at Roundswell where there is a good choice of super stores. There is a brand new North Devon Leisure Centre, The Queens Theatre. and Scotts Cinema. Access to the M5 motorway is via The North Devon Link Road at junction 27, whilst he Tarka Rail Line connects to Exeter in the south and this picks up the direct route to London Paddington.

Room list:

Entrance Porch
1.78m x 1.09m (5'10 x 3'7)

Entrance Hall
2.69m x 0.99m (8'10 x 3'3)

Kitchen
5.08m x 3.61m (16'8 x 11'10)

Living Room
6.17m x 3.63m (20'3 x 11'11)

Sun Room Conservatory

Bedroom 1
5.59m x 3.61m (18'4 x 11'10)

En Suite
2.03m x 1.68m (6'8 x 5'6)

Bedroom 2
3.84m x 2.46m (12'7 x 8'1)

Bedroom 3
3.53m max x 2.41m (11'7 max x 7'11)

Bedroom 4 Dining Room
3.81m x 2.69m (12'6 x 8'10)

Inner Hall
3.68m x 0.97m (12'1 x 3'2)

Shower Room
1.65m x 1.37m (5'5 x 4'6)

Utility Room
2.31m x 1.42m (7'7 x 4'8)

Superbly Presented Throughout

Spacious Accomodation

Viewing Essential

