

GROUND FLOOR  
1235 sq.ft. (114.8 sq.m.) approx.



TOTAL FLOOR AREA: 1235 sq.ft. (114.8 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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## Well Presented 3 Bedroom Bungalow 'Enjoys Fine Views'

1 Shortacombe Drive, Braunton, EX33 1JD

**£465,000**

Guide Price

- Spacious Modern Bungalow
- Living Room With Bi Fold Doors
- Generous Parking & Garage
- 3 Bedrooms, 2 Bathrooms
- Dressing Room/ Study, Cloakroom
- Good Size Corner Plot Gardens
- Well Appointed Kitchen
- Upvc D/G, Gas Central Heating
- Lovely Open Views & Sun Deck

### Directions

From Barnstaple proceed on the A361 to Braunton. Continue on to the very centre of the village at the crossroads and traffic lights turn left signposted to Croyde and Saunton. Continue along this road then take the last right turn just before Lobb Fields. Continue to the top and follow around to the right continue along and the bungalow is the one in the right hand corner with laurel hedging.

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## Room list:

**Entrance Hall**

**Living Room**  
6.79 max x 6.05 (22'3" max x 19'10")

**Cloakroom**

**Kitchen**  
2.70 x 2.58 (8'10" x 8'5")

**Bedroom 1**  
3.33 x 3 (10'11" x 9'10")

**En Suite Shower Room**  
3.14 x 2.19 (10'3" x 7'2")

**Bedroom 2**  
3 x 2.63 (9'10" x 8'7")

**Dressing Room/ Study**  
2.49 x 2.19 (8'2" x 7'2")

**Bedroom 3**  
2.91 narr. 1.98 x 2.43 (9'6" narr. 6'5" x 7'11")

**Family Bathroom**  
1.94 x 1.64 (6'4" x 5'4")

**Garage**  
4.88 x 2.45 (16'0" x 8'0")

**Ample Off Road Parking**

**Sunny Facing Deck Terrace**

**Generous Corner Plot**

**Fine Views**

## Overview

This is an excellent opportunity to move to a quite and sought after area of Braunton which offers convenient access to the village centre and to the beautiful beaches at Saunton and Croyde. Shortacombe Drive is located to the far west of the village and it comprises similar style bungalows all of which form part of Saunton Park.

Although, at the time of going to the market, probate is required, this well presented property offers NO ONWARD CHAIN. The bungalow will appeal to those who are looking for a home offering very comfortable accommodation, a good size garden all in a peaceful and tranquil location. There is the benefit of gas fired central heating and UPVC double glazing. The bungalow is of traditional cavity construction with rendered elevations under a concrete tiled roof.

The property has been extended and now offers very comfortable rooms which flow nicely. There is an entrance hall and an inner hall. The living room is bright and airy and there are bi fold doors which open out onto the sun deck. This offers some good open views. Off the sitting room is a very useful cloakroom. The kitchen is well fitted with integrated hob, oven, fridge freezer, dishwasher and it also opens to the sun deck. There are 3 bedrooms and the main bedroom has an en suite shower room and bedroom 2 has an en suite dressing/ study. The tiled family bathroom is nicely fitted with a shower bath and floating wash basin.

This good size corner plot is laid to lawns with laurel hedging which provide a very good degree of privacy around the property. The concrete drive provides off road parking for 2 cars and access to the garage. Furthermore, there is additional parking from the drive which is laid to chippings for easy maintenance.

In all, this is a really spacious and bright home which is easy to run and will definitely impress those who are looking for a comfortable home in a quiet and convenient location.

## Situation

Being to the west of Braunton means that access to the sandy beaches at Croyde and Saunton is very convenient and Saunton also offers the renowned golf course with its 2 championship courses.

Braunton is a large and thriving village and caters well for its inhabitants with an excellent range of amenities including primary and secondary schools, a medical centre, churches, public houses, restaurants and a good number of local shops and stores. Braunton Burrows is only a few minutes drive away here there are many miles of superb walks ideal for exercising the dog.

Barnstaple, the regional centre of north Devon, is approximately 5 miles to the east and here a wider range of amenities can be found including covered shopping in the town at Green Lanes and out of town shopping at Roundswell. Further education is at Petroc College and social amenities include the brand new North Devon Leisure Centre, the Tarka Tennis Centre, Scott's Cinema and the Queens Theatre. There is access on to the North Devon link road which provides a convenient route to the M5 motorway at Junction 27. The Tarka rail line connects to Exeter in the south which then picks up the main London train to Paddington.

## Services

All mains connected

## Council Tax

D

## EPC Rating

C

## Tenure

Freehold

## Viewings

By appointment with the Braunton office. Call us on (01271) 814114

