

GROUND FLOOR  
893 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA: 893 sq.ft. (83.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, 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 is given as to their operability or efficiency can be given.  
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## Directions

From Barnstaple take the A361 to Braunton. Continue right through to the centre of Braunton and at the crossroads and traffic lights continue on signposted to Ilfracombe. Continue on Chaloners Road and go past the fire station, on the left, and, after a short distance, Church Mead will be the first property after on the right hand side just after the mMasonic Hall and bus stop. An AUCTION BOARD is displayed outside.

**Looking to sell? Request a free sales valuation for your property.**

Call 01271 814114

or email braunton@phillipsland.com

## For Modernisation & Refurbishment

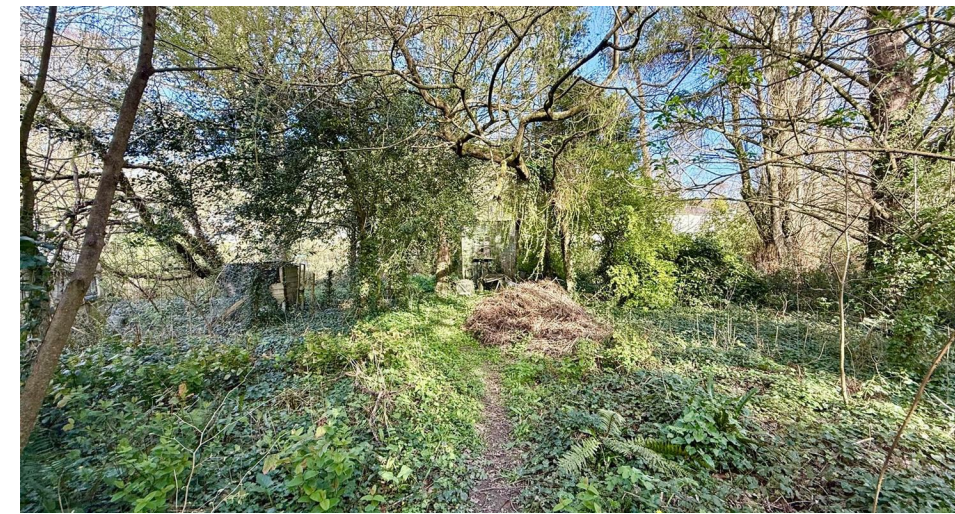
Church Mead Ilfracombe Road, Braunton, EX33 2ER

Auction Guide

**£410,000**

- Tremendous Potential
- Open Plan Kitchen Dining Room
- Former WWII Water Tank
- Entrance Porches
- Well Appointed Wet Room
- Close To Village Centre
- Good Size Sitting Room
- Level Gardens
- Very Rare Opportunity

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 Porch**  
2.07 x 1.53 (6'9" x 5'0")

**Sitting Room**  
5.79 x 3.66 (18'11" x 12'0")

**Kitchen Area**  
3.62 x 2.72 (11'10" x 8'11")

**Dining Area**  
3.62 x 2.58 (11'10" x 8'5")

**Side Porch**

**Bedroom 1**  
3.84 x 3.64 (12'7" x 11'11")

**Bedroom 2**

**Wet Room**  
2.21 x 2.07 (7'3" x 6'9")

**Outside WC**

**Large Former WWII Water Tank**

**Delapidated Garage & Ample Parking**

**Large Level Gardens**

FOR SALE by PUBLIC AUCTION (Unless Sold Before) 3pm on FRIDAY 29th May 2026 at THE VIVIAN MOON COMMUNITY CENTRE, CHALONERS ROAD, BRAUNTON. EX33 2ES.

Church Mead is a 1960's detached bungalow which requires general modernisation and improvement. It stands on a large plot and in a very convenient and easy level walk to the village centre. There is tremendous scope and potential to extend the accommodation, whether outwards or upwards (subject to PP), and once done it will then make for a quite superb home. As it stands on a very good size level plot and there is space and huge scope to demolish and build a bespoke modern home to one's own ideas and requirements. Very few properties in this location now offer this potential.

At present, the bungalow has 2 bedrooms, a sitting room and a good size kitchen with dining area. The wet room has been recently fitted and there are front entrance and rear porches. The accommodation has gas central heating with solar backup. However, it is the large level gardens which surround the property which are the main feature. There is ample parking to the front and side with great potential to provide for more. Only when viewed can the full picture be appreciated.

This is a very rare opportunity indeed.

### METHOD OF SALE;

The property is to be sold by public auction on Friday 29th May 2026 (unless previously sold) at 3pm at THE VIVIAN MOON COMMUNITY CENTRE, CHALONERS ROAD, BRAUNTON. EX33 2ES.

### PRICE GUIDE;

The price guide is an indication of the seller's minimum expectation. These are not necessarily the figure at which the property will sell and may change at any time prior to the auction.

### RESERVE;

Each property is offered subject to reserve (the figure below which the auctioneer cannot sell for during the auction). This figure is confidential but will be set within the guide range of no more of 10% above the auction guide. The auctioneer reserves the right to bid on behalf of the vendors or withdraw the property from auction in the event of it not reaching this reserve figure.

### BUYER'S ADMINISTRATION FEE;

In addition to the normal deposit payable to buy the successful bidder they will also be required to pay a Buyer's Administration Fee of £750 plus VAT, This to be paid by separate cheque.

### MONEY LAUNDERING;

The successful bidder must produce documentation to confirm their name and residential address and if you are the successful bidder, copies will be taken for our reference and kept on file.

### SPECIAL CONDITIONS OF SALE;

The particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale but in case of any inconsistencies the provisions of the latter shall prevail. If not attached to these sale particulars, copies of the special conditions of sale shall be obtained either from the vendors solicitors or the auctioneers. Purchasers must make the necessary enquiries prior to the auction.

Local Authority: North Devon Council, Brynsworthy Environmental Centre, Roundswell, Barnstaple, Devon EX31 3NP.

Tel: 01271 327711

Solicitors: Messrs Slee Blackwell. 2-6, South Street, Braunton EX33 1AA FAO: Stephanie Cleak

Tel: 01271 818109

## Services

All Mains Connected

**Council Tax Band: C**

**EPC Rating: C**

## Viewing:

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

**Tenure: Freehold**

