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Directions

From Barnstaple proceed on the A361. At Wrafton turn left opposite the Williams Arms Pub into Wrafton Road and continue down this road taking the second turning on the left into Orchard Road. Continue up the road and where upon the road levels out the property will then be found on the right hand side.

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for free!**

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or email braunton@phillipsland.com

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Super Bungalow In Very Sought After Cul de Sac

8 Orchard Road, Wrafton, Braunton, Devon, EX33 2DZ

Asking Price

£439,950

- Modern Low Maintenance Home
- 3 Bedrooms & Shower Room
- Well Appointed Kitchen/ Diner
- Generous Living Room
- uPVC D/G, Gas Central Heating
- Pleasant Cul De Sac Position
- Garage & Off Road Parking
- Expertly Designed Gardens
- Viewing is Essential



Room list:

Storm Porch

Entrance Hall

3.99m x 3.96m (13'1 x 13'0)

Sitting Room

4.67m x 4.52m (15'4 x 14'10)

Kitchen/ Dining Room

5.23 x 2.87 (17'1" x 9'4")

Bedroom 1

3.86m x 3.25m (12'8 x 10'8)

Bedroom 2

3.66m x 3.25m (12'0 x 10'8)

Bedroom 3

2.87m x 2.57m (9'5 x 8'5)

Bathroom

2.41m x 1.98m (7'11 x 6'6)

Garage With Utility Area

6.43m max x 2.79m (21'1 max x 9'2)

WC

1.63m x 0.84m (5'4 x 2'9)

Ample Off Road Parking

Delightful & Well Stocked Gardens.

Side Patio Area. Backing Onto Open Ground

Orchard Road is a favoured development which comprises a mixture of bungalows and houses, many of which have been altered or extended over the years. Number 8 is situated in a pleasant position within the cul-de-sac and enjoys a sunny South facing rear garden.

Over the years Wrafton has merged with the larger village of Braunton. Close to hand is Braunton Academy, Southmead Primary School and the renowned Williams Arms Pub/Restaurant with it's attractive thatched roof. Just under a mile away is Braunton Village centre which caters well for its inhabitants. The village is one of the largest in the country. with a regular bus service which connects to Barnstaple town, approximately 4 miles to the south east. Here, a wide range of amenities can be found. The sandy beaches at Saunton & Croyde are approximately 4 & 6 miles to the west. Also at Saunton is the renowned Saunton Sands Golf Club with its two championship courses. Also to hand is access to the Tarka Trail with its lovely coastal path walk to Barnstaple.

Braunton has a good range of shops, coffee shops, a library, churches and medical centre. Close by is a Tesco superstore, whilst the family run Cawthornes Store is in the village centre. Barnstaple has covered town centre shopping at Green Lanes and a wide choice of superstores at Roundswell. There is access onto The North Devon Link Road which provides a convenient drive to M5 motorway at junction 27, whilst the Tarka Rail Line connects to Exeter which picks up the direct route to London Paddington.

Services

All Mains Connected

Council Tax band

D

EPC Rating

D

Tenure

Freehold

Viewings

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

