

GROUND FLOOR  
988 sq.ft. (91.8 sq.m.) approx.



TOTAL FLOOR AREA: 988 sq.ft. (91.8 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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**Detached Bungalow In Popular Location**  
12 Orchard Grove, Croyde, Braunton, EX33 1NF

Asking Price

**£719,950**

- 3 Bedroom Detached Bungalow
- Very Convenient Position
- Electric Heating & UPVc D/G
- No Onward Chain
- Remendouse Potential
- Internal Viewing Essential
- Popular & Quiet Location
- Parking aTo Front & Rear Gardens
- Rear Access to Cott Lane

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**Directions**

From Barnstaple proceed on the A361 to Braunton. At the centre crossroads, turn left to Croyde. Continue along the coast road into Croyde. As you approach the centre and just after the surf shop, turn right into Cloutman's Lane and right again into Orchard Grove. The property will then be up on the right hand side near the top of the road.

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:

### Hall

### Living Room

4.53 x 3.62 (14'10" x 11'10")

### Kitchen Breakfast Room

6.24 x 2.71 (20'5" x 8'10")

### Utility Room

1.56 x 1.19 (5'1" x 3'10")

### Bedroom 1

3.63 x 3.15 (11'10" x 10'4")

### Bedroom 2

### Bedroom 3

3.94 x 2.97 max (12'11" x 9'8" max)

### Bathroom

2.26 x 1.69 (7'4" x 5'6")

### WC

1.69 x 0.88 (5'6" x 2'10")

### Parking Space to front & Rear

### Good Size Level Rear Garden

### Rear Access On To Cott Lane.

### Potential For Rear Garage Sub PP.

This is a really good opportunity to acquire a detached 3 bedroom bungalow located in a quiet and convenient position within this very sought after and choice coastal village. We highly recommend a full viewing, not only to appreciate the location, but the excellent potential the bungalow offers.

Orchard Grove is a cul de sac of similar style, detached 1960's bungalows. The road is wide, so offers a good feeling of space. This is a most convenient location as it offers peace and tranquillity, yet is only a minutes walk to the village centre. Over the years, the vast majority of the properties here have been extended and upgraded to offer what are now very attractive and spacious homes. No. 12 is now one of the last few remaining bungalows in the grove which will offer the next owner a virtual blank canvas upon which to place their own mark. The only alteration from the original layout is the garage has now been well converted to offer a 3rd bedroom.

The bright and spacious accommodation has UPVC double glazing and electric heating. There is a good size entrance hall which leads to the sitting room which has attractive stripped floor and an electric fire. The spacious kitchen/ breakfast room is double aspect and with french doors opening to the rear garden and a very useful utility room which has a door to the front. There are 3 bedrooms, bathroom and a separate WC.

The bungalow stands on a good size and level plot with off road brick parking space to the front with a lawned area. The side access leads to the rear garden where there is a good size patio and lawns. There is a hardstanding area with a 5 bar gate which leads to Cott Lane. This was the access into the original orchard.

Although the property requires some updating, it offers comfortable accommodation which has suited the present owners who have had the property for many years. There is no onward chain and we will be delighted to show you over at a convenient time.

Croyde is considered one of the premier and choice coastal villages in the region and has a superb sandy beach. This is well known throughout the country as a mecca for surfers and water sports enthusiasts. The larger beach at Saunton Sands is just around the corner and here there is the renowned golf club with 2 championship courses. Croyde has some very attractive thatched cottages and a good number of shops, pubs and restaurants. Furthermore, there is a post office/ stores and a garage. A regular bus service connects to Braunton, some 3 miles to the east. Here there is a Tesco superstore, Cawthorne's family store, a good number of restaurants, primary and secondary schools and coffee shops.

The bus route continues to Barnstaple, the principle north Devon town, a further 5 miles to the south east. This caters well for the area with the brand new Tarka Leisure Centre, Tarka Tennis Centre, Scott's cinema and The Queen's Theatre. There is access on to the North Devon Link Road which offers an easy drive to the M5 motorway at junction 27. The Tarka rail line takes you to Exeter which then picks up a direct line to London Paddington..

## Services

Mains Water, Drains & Electric

## Council Tax band

D

## EPC Rating

F

## Tenure

Freehold

## Viewings

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

