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## Directions

From Barnstaple proceed on the A361 to Braunton. Continue to the centre of the village, just before the cross roads turn right into Heanton Street, which almost doubles back on the main road. Proceed to the top of the hill and turn left, then immediately at the button roundabout turn right io Lower Park Road. Keep going until you see Longfield Close on your left hand side. Proceed into the cul-de-sac and the property will be found on your left.

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

Call 01271 814114

or email braunton@phillipsland.com

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## A 4 Bedroom Bungalow Situated In A Sought After Location

4 Longfield Close, Braunton, EX33 2HQ

Guide Price

**£399,000**

- Spacious 3/4 bedroom bungalow
- Garage & Off Road Parking
- In Need Of Some Modernisation
- Front & Rear Gardens
- Utility Room & Separate WC
- Viewing Is Essential
- Tucked Away In A Cul-De-Sac
- Short Walk Into The Village
- EPC: D









Welcome to 4 Longfield Close, a spacious and versatile 3/4 bedroom detached bungalow, peacefully positioned within a quiet cul-de-sac just off the highly sought-after Lower Park Road in Braunton. Offered to the market with no onward chain, the property is ready for occupation with minimal delay.

Upon entering, you are welcomed into a bright and generously proportioned living room overlooking the front garden, creating a warm and inviting space to relax and entertain. To the rear of the property is a well-appointed kitchen offering ample worktop and cupboard space, with pleasant views across the rear garden. Leading from the kitchen is a practical utility room, separate WC, and an additional double bedroom featuring sliding doors opening onto the rear garden. Alternatively, this room could be used as an office space, providing flexible accommodation ideal for guests or multi-generational living. Towards the front of the bungalow are three further well-sized double bedrooms, all served by a family bathroom fitted with a three-piece suite.

Outside, the property benefits from both front and rear gardens, ideal for anyone with pets or children. The bungalow also benefits from a garage, and off-road parking for several vehicles.

Properties within this desirable location rarely become available, therefore an early viewing is highly recommended to fully appreciate all that this home has to offer.

## Services
All mains connected

## Council Tax band
D

## EPC Rating
D

## Tenure
Freehold





## Outside

Situated in the highly desirable Longfield Close, just off Lower Park Road area of Braunton which is within an easy walk of the village centre and its amenities. Braunton is considered one of the largest villages in the country and caters extremely well for its inhabitants. It is itself, ideally located for easy access to the sandy beaches at Croyde and Saunton which are approximately 3 miles to the west and Barnstaple, the regional centre of north Devon, approximately 5 miles to south east. The beaches are a mecca for avid surfers and water sports enthusiasts from all parts of the country, whilst at Saunton there is also the renowned golf club with its two championship courses. Braunton Burrows is a wonderful UNESCO site being one of the largest sand dune systems in the country and offers many square miles of wonderful walks, especially for dogs etc.

The village has a wide range of amenities including primary and secondary schooling, public houses, medical centre, coffee shops and a good number of local shops, stores and restaurants. There is a regular bus service which connects to Saunton and Croyde but also to Barnstaple where there are excellent shopping facilities in the town centre at Green Lanes and out of town at Roundswell. There are further restaurants and shops, excellent sporting facilities with the new Tarka Leisure Centre, Tarka Tennis and Ten Pin Bowling. The Queens Theatre has an eclectic choice of shows, whilst there is also the Scott's Cinema as well as other leisure facilities for children.

There is access on to the North Devon Link Road which provides a convenient route to the M5 motorway at junction 27, whilst the Tarka Train Line connects to Exeter in the south which then gives a direct route to London.



## Room list:

**Entrance Hall**

**Living Room**
4.79 max x 3.93 max (15'8" max x 12'10" max)

**Kitchen**
3.88 x 3.02 (12'8" x 9'10")

**Bedroom 1**
3.76 x 3.29 (12'4" x 10'9")

**Bedroom 2**
3.6 x 2.99 (11'9" x 9'9")

**Bedroom 3**
3.6 x 2.86 (11'9" x 9'4")

**Bedroom 4**
3.60 x 2.12 (11'9" x 6'11")

**Bathroom**
2.07 x 1.66 (6'9" x 5'5")

**Utility Room**
3.75 max x 1.90 max (12'3" max x 6'2" max)

**WC**
1.85 x 0.98 (6'0" x 3'2")

**Garage**
5.44 x 2.37 (17'10" x 7'9")