

GROUND FLOOR  
1680 sq.ft. (156.1 sq.m.) approx.



1 DUNE VIEW ROAD, BRAUNTON  
TOTAL FLOOR AREA : 1680 sq.ft. (156.1 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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## Spacious 3 Bedroom Detached Bungalow 'Corner Plot'

1 Dune View Road, Braunton, EX33 1DA

**£545,000**  
Guide Price

- Particularly Spacious Home
- Kitchen & Utility/Dining Room
- Bathroom & Cloakroom
- May Suit Dual Family Occupation
- 3 Generous Double Bedrooms
- NO ONGOING CHAIN
- Large Corner Plot Position
- 22' Sitting Room
- Ample Parking Private Driveway

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Phillips Smith & Dunn are delighted to offer to the market this particularly spacious 3 bedroom detached bungalow that offers well planned and flexible accommodation. The property stands within a generous corner plot position with a large expanse of private driveway to the front along with a wrap around garden to the side and rear. The property benefits from full double glazing, has gas fired central heating system along with the advantage of having no onward chain therefore, can be occupied without delay

The bungalow stands on a large corner plot and offers tremendous scope and potential, the agents consider the property may suit those persons looking for a dual family occupation if required subject to some reconfiguration and adaption and of course will be subject to any pp and buildings regulations. The rooms are all very well proportioned and generous in size which can only be fully appreciated upon a formal viewing. Briefly the accommodation comprises entrance porch leads into the spacious entrance hall serving all rooms. Upon entering and located on your left is access leading into the impressive dual aspect 22' sitting room. This delightful room enjoys a sunny South facing aspect and has direct access leading into the garden. Leading from the entrance hall there is a useful cloakroom WC, and access to a spacious utility room. A formal dining room connects through leading to an inner hall serving the 3 piece family bathroom and to the kitchen. Here there is a wide assortment of base and wall units finished with shaker style door fronted units, there are ample working surfaces with inset sink unit, gas hob and eye level oven. Cupboard housing gas boiler serving central heating system, door leading to the side of the property. There are 3 generous double bedrooms providing space and comfort, bedroom 1 has the advantage of an en suite shower room and fitted wardrobes, whilst bedroom 2 located to the rear has a sliding door providing a further means of access into the garden.

Directly to the front of the property is a large private brick paved driveway providing off road parking for numerous vehicles. The property can be accessed on all sides with picket style gate and gravelled path leading to a large expanse of level lawn. There is also space to site a caravan/boat or motor home if required. The garden enjoys a sunny South facing aspect with a paved patio leading from the sitting room, this sunny spot is perfect for alfresco dining. There are mature flower borders stocked with a wide variety of established plants shrubs and trees including a fine specimen Magnolia situated to one corner. To the rear there is paving laid with easy maintenance and practicality in mind along with useful timber store shed. This area of the garden enjoys a West facing aspect therefore, will enjoy sunshine late into the evening and enjoys a good degree of privacy.



The property enjoys a pleasant corner plot position situated at the entrance to Dune View Road forming part of the ever popular Saunton Park development which is located to the West side of Braunton village. It is ideally situated for easy access to Kingsacre Primary School, with bus stop nearby and the very useful Pixie Dell Stores and Newsagent.

Being to the west of Braunton means that access to the sandy beaches at Croyde and Saunton is very convenient as they are only a 3 mile drive away. Also at Saunton, there is the renowned golf club with its two championship courses. Braunton is a lovely village which caters well for its inhabitants with an excellent range of amenities to cater for everyday needs. There are 3 good primary schools, a secondary school and further education at Barnstaple. Braunton has a Tesco superstore, the family run Cawthorne Store, public houses, churches, library and a good number of local shops and stores. There are also a good number of restaurants and coffee shops.

A regular bus service connects to Barnstaple, the regional centre of north Devon approximately 5 miles to the east and here a wide range of shopping and leisure facilities can be found. 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 takes you directly to London.

The agents strongly advise an early inspection at the earliest opportunity not only to appreciate the particularly spacious and sizeable rooms but also the generous plot that the property stands.

## Room list:

- Entrance Porch**  
2.97m x 1.68m (9'9 x 5'6)
- Entrance Hall**  
5.26m x 2.74m (17'3 x 9'0)
- Cloakroom**  
1.98m x 1.85m (6'6 x 6'1)
- Sitting Room**  
6.76m x 4.55m (22'2 x 14'11)
- Dining Room**  
3.68m x 3.35m (12'1 x 11'0)
- Inner Hall**  
4.06m x 2.79m (13'4 x 9'2)
- Kitchen**  
4.45m x 3.12m (14'7 x 10'3)
- Utility Room**  
3.53m x 3.45m (11'7 x 11'4)
- Bedroom 1**  
4.27m x 3.68m (14'0 x 12'1)
- En Suite Shower Room**  
1.98m x 1.85m (6'6 x 6'1)
- Bedroom 2**  
5.46m x 3.73m (17'11 x 12'3)
- Bedroom 3**  
4.45m x 3.00m (14'7 x 9'10)
- Bathroom**  
2.79m x 2.03m (9'2 x 6'8)

## Services

All mains connected

## Council Tax

Band: To be confirmed

## EPC Rating

Band D

## Tenure

Freehold

## Viewings

Please contact the  
Braunton office on  
(01271) 814114

