

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

£665,000

- 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

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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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 rea 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 is offer 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.

Services

Mains Water, Drains & Electric

Council Tax band

D

EPC Rating

F

Tenure

Freehold

Viewings

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



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.