

GROUND FLOOR  
837 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.8 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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## Requiring Modernisation & Updating

10 West Croyde, Croyde, Braunton, EX33 1QA

Asking Price

**£499,950**

- Requires General Updating
- 2 Bedrooms & Kitchen
- Garage & Off Road Parking
- Sought After Coastal Village
- Living Room & Shower
- Tremendous Potential
- Quiet Cul de Sac
- UPVc D/G, Oil C/H
- EPC: D

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## Directions

From Barnstaple proceed along the A361 to Braunton, continue to the centre of the village and turn left at the traffic lights signposted to Saunton & Croyde. Continue along this road for approximately 5 miles towards the centre of Croyde. Proceed passing Down End car park and continue along Croyde Road passing the UNISON holiday resort on your left hand, continue ahead taking the next left turn on your left into West Croyde where the property will be found shortly after on the right hand side.

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 detached 2 bedroom bungalow is situated in the choice coastal village of Croyde. famed for its superb sandy beach and attractive thatched cottages. This is regarded as the place to live as it has become world renowned for its excellent surfing beach.

No.10 offers an excellent opportunity for the next owner to place their own mark on the bungalows, as it requires updating and improvement. However, there is UPVc double glazing and oil fired central heating. The rooms are well proportioned and you enter via the porch and hall. The living room has a double aspect and the kitchen has access out to the back garden. There are 2 double bedrooms, a shower room and an attached garage behind which is a useful utility room.

The property sits on a level plot with off road parking to the garage and access either side to the rear garden. This requires cultivating and tidying with a patio area, lawn and a summer house which also requires maintenance.

West Croyde is a quiet cul de sac, originally of bungalows but in more recent years the majority have been altered and extended. No 10 is a blank canvass and so there is plenty of potential to extend and transform the property into something special. Once undertaken, it would make for a comfortable full time home or for a lovely holiday residence. It offers level access to the village centre and the beach.

We recommend a viewing to appreciate what the bungalow has to offer. Croyde is always a location which attracts buyers. from all parts of the UK and so is a sound property investment area. As the property requires modernisation, this is a wonderful opportunity to change this bungalow into a home to be proud of.

## Services

Water, Electric & Drainage

## Council Tax band

D

## EPC Rating

D

## Tenure

Freehold

## Viewings

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



The bungalow offers easy access to the superb surfing beach of Croyde Bay which is a mecca for surfing enthusiasts and known throughout the world. Croyde has a strong sense of community, The Village Hall hosts the Deck Chair Cinema, theatre productions, live music and yoga classes. There are three popular pubs, plus cafes, ice cream parlours and restaurants (New Coast Kitchen is a foodies haven). Not forgetting the all important Post Office and very useful corner shop .

Croyde is renowned as one of the region's most visited holiday destinations, driven by the sandy bay and excellent surfing. Close by is the larger beach at Saunton where there is also the acclaimed Saunton Golf Club with its two championships courses.

Branton village is under 5 miles to the east and connected by a regular bus service. Here there are an excellent range of amenities to cater for everyday needs including Tesco's and Cawthorne Stores, medical centre, public houses, churches, coffee shops and a good number of local shops and stores. Barnstaple, the regional centre of north Devon, is 5 miles from Branton and provides further social amenities including the brand new North Devon Leisure Centre, Queens Theatre and Cinema.

The North Devon Link Road provides a convenient route to the M5 motorway at junction 27 and the Tarka Rail Line connects to Exeter which picks up the main London Paddington route. All this means that every requirement is met for holiday makers or those who wish to live in the village full time.



## Room list:

### Entrance Porch & Hall

**Living Room**  
4.85 x 3.49 (15'10" x 11'5")

**Kitchen**  
3.55 max x 3.24 (11'7" max x 10'7")

**Bedroom 1**  
3.56 x 2.81 (11'8" x 9'2")

**Bedroom 2**  
3.41 x 2.81 (11'2" x 9'2")

**Shower Room**  
2.40 x 1.65 (7'10" x 5'4")

**Utility Room**  
2.44 x 2.08 (8'0" x 6'9")

**Garage & Off Road Parking**  
4.90 x 2.44 (16'0" x 8'0")

### Enclosed Rear Garden