



10 St Brannocks Well Close, Braunton, Devon, EX33 1BE







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### Offers Over £550,000

Having the benefit of being within walking distance of Braunton village centre, whilst also enjoying a 'tucked away' cul-de-sac position, this spacious detached three bedroom bungalow offers a world of benefits. The double aspect lounge / dining room with windows overlooking both the front and rear gardens is a particular delight, being light and spacious as well as having a cosy and intimate feel. The principal bedrooms are particularly spacious and there is a well appointed kitchen / breakfast room and modern shower room to complete the accommodation.

The large gardens are a particular feature of the property, with a wide sweeping lawned front garden which wraps around both sides and leads to the extremely spacious rear garden which is well screened by mature trees and incorporates part of the old railway line. There is ample off road parking via the driveway as well as a good sized garage.

With prior planning permission granted for extension, there is so much potential to extend or adapt living accommodation now or in the future, with the well maintained home offering the opportunity to move in and decorate to taste in the immediate term. This home really is a must-see for those wanting to locate in Braunton, with ease of access into the village and direct access to the stunning woodland walks to Knowle and short drive to the beach at Saunton.

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Spacious Detached Bungalow  
Sought After Cul De Sac Location  
Edge of Braunton Village  
Generous Plot  
Sweeping Front and Rear Gardens  
Double Aspect Sitting Room / Dining Room  
Huge Potential To Extend (STPP)  
Driveway & Garage



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## Entrance Hallway

### Sitting Room

3.9m x 6.5m (12' 10" x 21' 4")

### Kitchen

3.6m x 3.0m (11' 10" x 9' 10")

### Bedroom One

4.2m x 3.0m (13' 9" x 9' 10")

### Bedroom Two

3.3m x 4.2m (10' 10" x 13' 9")

## Bedroom Three

2.2m x 3.0m (7' 3" x 9' 10")

## Shower Room

2.1m x 3.0m (6' 11" x 9' 10")

## Outside

To the front of the property, there is a wide sweeping lawned garden, which wraps around both sides and leads to the extremely spacious rear garden which is well screened by mature trees and which incorporates part of the old railway line. There is ample off road parking via the driveway as well as a good sized garage.



## SERVICES

Services: We understand All Mains Services are connected.

Council Tax Band: E.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

Energy Performance Rating: D.

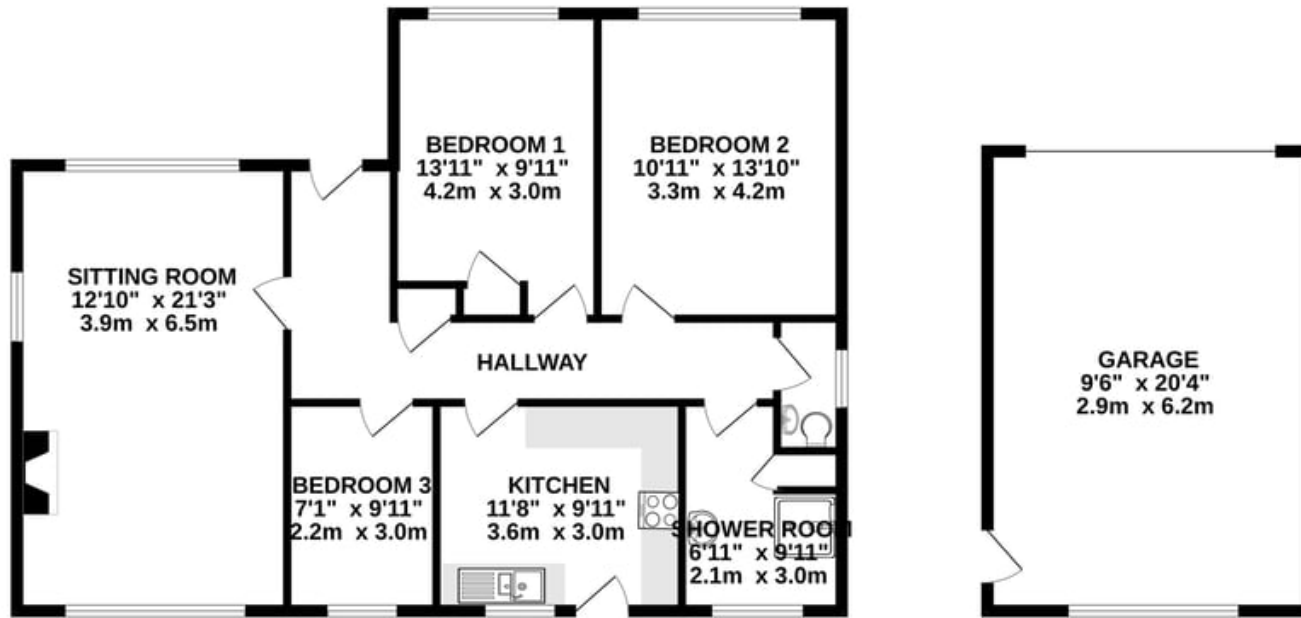
## DIRECTIONS

From Barnstaple proceed towards Braunton and Ilfracombe on the A361 and upon reaching the village continue over the crossroads in the village centre towards Ilfracombe and upon reaching the Fire Station on the left hand side take the next left hand turning and then take the first right hand turn into St Brannocks Well Close where number 10 will be seen towards the end of the cul de sac on the right hand side.

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## GROUND FLOOR



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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(54-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		66	83
England, Scotland & Wales		EU Directive 2002/91/EC	







