



1 South Park, Braunton, Devon, EX33 2HT





1 South Park, Braunton, Devon, EX33 2HT Offers In Region Of £595,000

Having been a wonderful home for many years and now offered for a reluctant sale as our clients downsize, a rare opportunity to acquire a detached bungalow on a substantial plot within this favoured residential road in Braunton. Presently arranged with a bright and sunny lounge/dining room, well fitted kitchen and surprisingly spacious (approx. 28' in length) conservatory with useful utility room off as well as a family bathroom and two principal bedrooms. The property has been cleverly extended by the current owners with ancillary accommodation that can either be incorporated into main dwelling and providing two additional double bedrooms, additional shower room and further utility space or kept as a separate, independent annexe with sitting room, double bedroom, bathroom and kitchen. Accessed by it's own front door, this annexe also has a area of garden to enjoy, keeping it very private from the main property. Having been well maintained by our clients throughout their ownership, the property is now ready to allow an incoming buyer to put their own stamp on the place and make it a long term home or delightful holiday residence.

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Sought After Braunton Village Location
Detached Bungalow On Generous Plot
Self Contained Annexe Which Could Be Incorporated Into Main Dwelling
Either Two Bedrooms With Annexe Or Four Bedroom Accommodation
Substantial Conservatory Providing Extra Living Space
Further Parking For Caravan Or Motorhome
No Onward Chain



Front Door To

Entrance Hallway

15' 11" x 12' 8" (4.85m x 3.86m)

"L" Shaped Lounge / Dining Room

22' 10" x 15' 9" (6.96m x 4.80m)

Kitchen

10' 2" x 9' 10" (3.10m x 3.00m)

Conservatory

18' 2" x 10' 1" (5.54m x 3.07m)

Utility Room

7' 8" x 5' 9" (2.34m x 1.75m)

Bathroom

8' 0" x 7' 5" (2.44m x 2.26m)

Separate Shower Room

8' 2" x 4' 8" (2.49m x 1.42m)

Bedroom One

13' 10" x 9' 10" (4.22m x 3.00m)

Bedroom Two

13' 10" x 7' 5" (4.22m x 2.26m)

Internal Door Leading To Annexe Hallway

Kitchen

8' 8" x 5' 9" (2.64m x 1.75m)

Porch Off Kitchen (Separate Front Door Access To Annexe)

4' 8" x 4' 7" (1.42m x 1.40m)

Bedroom

11' 5" x 8' 8" (3.48m x 2.64m)

Office / Bedroom

13' 1" x 11' 5" (3.99m x 3.48m)

Bathroom

10' 7" x 5' 9" (3.23m x 1.75m)

Outside

To the outside of the bungalow is a well looked after front and side garden, arranged for ease of maintenance and providing sturdy boundary walls. Whilst the rear garden is charmingly arranged with a feature patio area as well as lawn, and delightful flower and shrub borders. Accessed via the garden is the garage with a workshop with driveway and there is a further gravelled parking area, suitable either for several vehicles or for a motorhome or caravan. The gardens, which enjoy a high degree of privacy, are a particular feature of the property and should be viewed.

Garage / Workshop

28' 1" x 8' 6" (8.56m x 2.59m)

SERVICES

Services: We Understand From The Sellers That All Mains Services Are Connected.

Council Tax: Main Residence: C. Annexe: A.

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

EPC Energy Rating: D.

DIRECTIONS

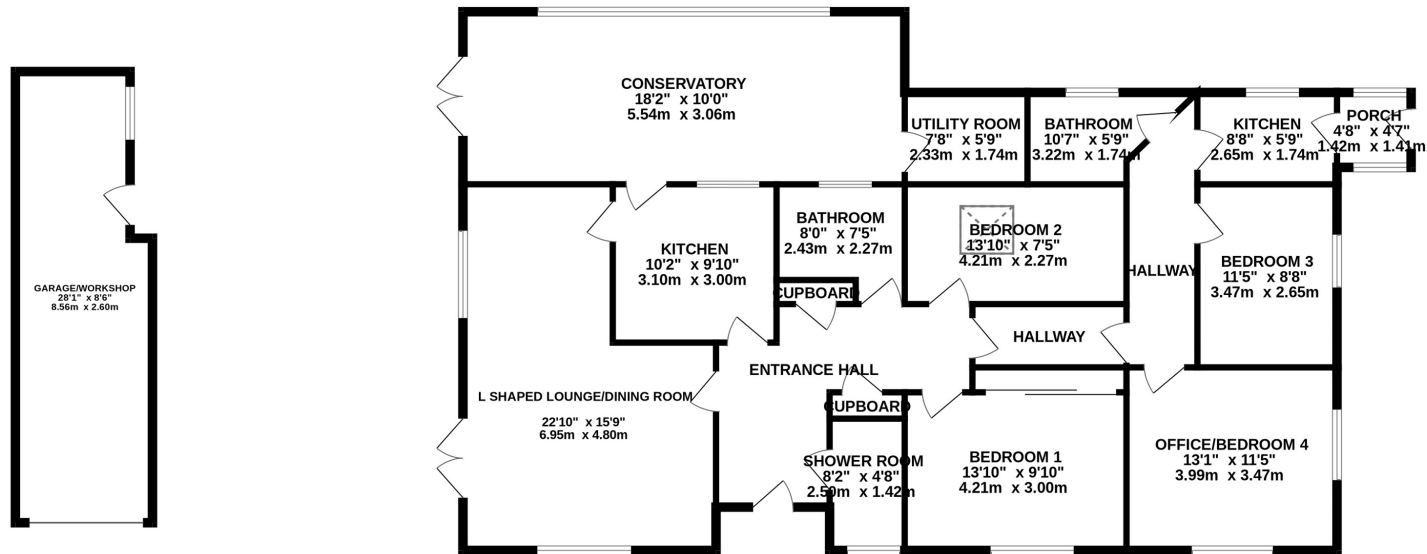
From Barnstaple travelling to Braunton on the A361, take the right hand turning signed Wrafton and continue along Wrafton Road until reaching the mini roundabout and bear right here onto Lower Park Road. Continue along until reaching the right hand turning into South Park and the property will be the first bungalow on the right.

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GROUND FLOOR

1916 sq.ft. (178.0 sq.m.) approx.



TOTAL FLOOR AREA : 1916 sq.ft. (178.0 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	84
England, Scotland & Wales		EU Directive 2002/91/EC	



