



22 Fairfield, Bratton Fleming, Barnstaple, Devon, EX31 4RX









22 Fairfield, Bratton Fleming, Barnstaple, Devon, EX31 4RX  
£275,000

Set on a generous sized level plot within this highly sought after North Devon village is this detached PVC double glazed and centrally heated bungalow needing improvement, standing within mature gardens which afford a high degree of privacy.

Bratton Fleming comprises a delightful North Devon village, located near the border of Exmoor National Park and housing local amenities of village shop and primary school, village hall. A regular bus service passes through the village to Lynton and Lynmouth to the North - where Exmoor meets the sea, and to Barnstaple the South, which is North Devon's Regional Centre housing the areas main shopping, business and commercial venues.

The bungalow is offered to the market with no onward sales chain. Your early inspection is advised to avoid disappointment.

# 22 Fairfield, Bratton Fleming, Barnstaple, Devon, EX31 4RX

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Detached Bungalow Needing Improvement  
Level Mature Gardens  
PVC Double Glazing  
Oil Fired Radiator Central Heating  
Regular Bus Route Accessible Nearby  
Garage and Ample Parking  
Conservatory  
No Onward Sales Chain



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## Entrance Porch

## Entrance Hallway

## Living Room

11' 11" x 17' 11" (3.63m x 5.46m)

## Kitchen

20' 0" x 7' 7" (6.10m x 2.31m)

## Conservatory

## Bedroom One

11' 7" x 10' 10" (3.53m x 3.30m)

## Bedroom Two

9' 10" x 11' 2" (3.00m x 3.40m)

## Bathroom

## Separate W/C

## Outside

The property is approached through heavy metal gates to a concreted parking/turning area giving access to two garages and a carport beyond which are level mature gardens affording a high degree of privacy, including an office, workshop, greenhouse, potting shed etc.

## Agents Note

The property benefits from solar panels. We are awaiting further details of this from the vendor.



## SERVICES

Services: Mains Services Of Electric, Water and Drainage are available.

Council Tax Band: C.

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

EPC Energy Rating: C.

## DIRECTIONS

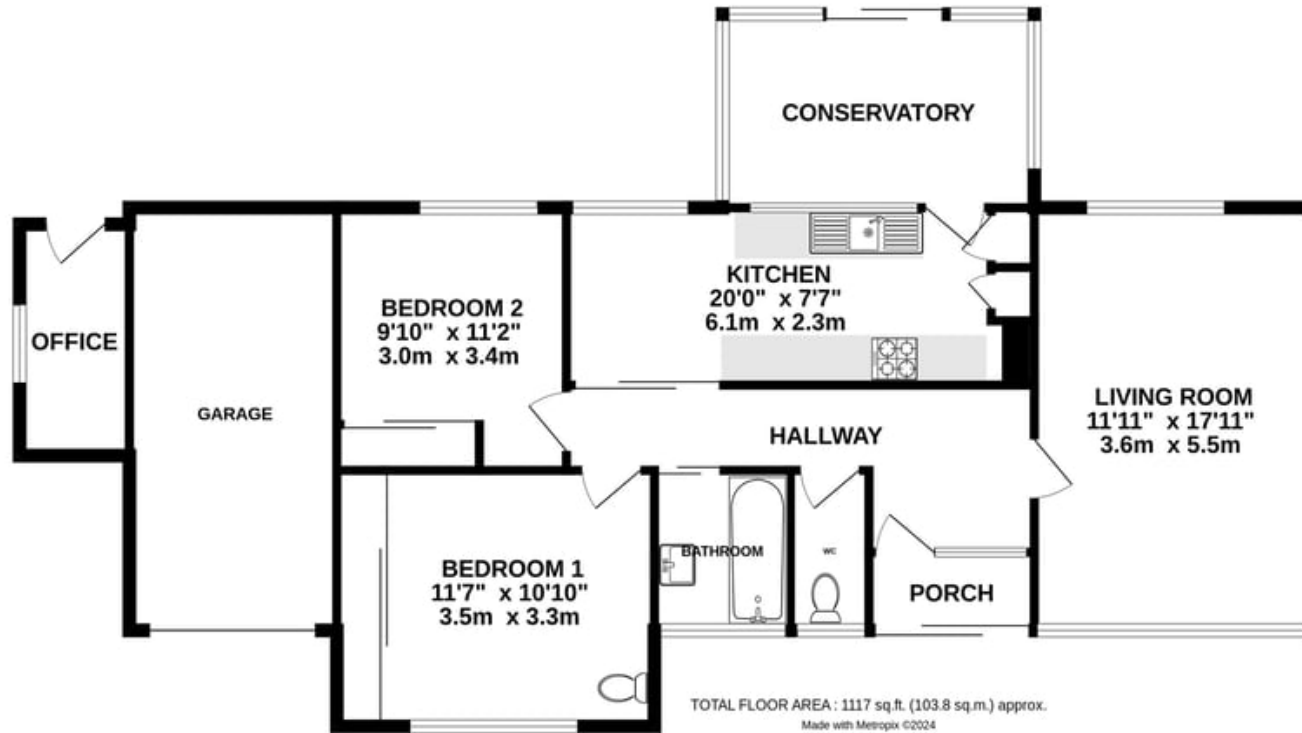
From Barnstaple depart in a Northerly direction towards Bratton Fleming. Upon entering the village, pass Mill Lane on your left and then turn right into Fairfield. Bear around to your left, where the property is identified by a For Sale Board.

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**GROUND FLOOR**  
1117 sq.ft. (103.8 sq.m.) approx.



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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>71</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			
England, Scotland & Wales		EU Directive 2002/91/EC	







