



WOOLLIAMS
Property Services

Guide price £400,000
Cavie Road, Braunton, EX33



3

Bedrooms



1

Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
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Occupying an easily maintained level plot on a tucked away residential road on the outskirts of Braunton is an opportunity to acquire an extended detached bungalow in need of some general refurbishment and updating and is available with no ongoing chain. We feel this bungalow will make an ideal family home or holiday investment with low-maintenance gardens. The accommodation briefly comprises of an entrance porch, hallway, lounge, dining room which opens into the separate sitting area, kitchen, utility room, three double bedrooms and a wet room. There is an integral garage, Astroturf front lawn, with an easily maintained paved and planted rear garden.

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Saunton and Croyde beaches are a few minutes drive away whilst Braunton Burrows & Saunton Golf Club are also close at hand. Braunton is a popular village offering a good number of everyday shops, amenities and services.

Entrance Porch

UPVC double glazed door off, fitted carpet.

Entrance Hall

Glazed door off, access to loft space, fitted carpet.

Lounge 4.49m x 4.34m (14' 9" x 14' 3")

Fitted carpet.

Sitting Area 3.11m x 3.07m (10' 2" x 10' 1")

A double aspect room with sliding patio doors to rear garden, radiator, laminate flooring.

Dining Room 4.51m x 2.78m (14' 10" x 9' 1")

Airing cupboard housing factory lagged cylinder, built-in storage cupboard, radiator, laminate flooring, open access to

Kitchen 3.04m x 1.66m (10' x 5' 5")

Inset single drainer sink unit with drawers and cupboards below, adjoining working surface with cupboard and space below, plumbing for washing machine. Working surface with cupboard below, range of wall units, laminate flooring.

Utility Room 2.42m x 1.78m (7' 11" x 5' 10")

UPVC double glazed door to outside.

Bedroom 1 3.39m x 3.18m (11' 1" x 10' 5")

Range of built-in wardrobes to one wall, radiator, fitted carpet.

Bedroom 2 3.58m x 3.15m (11' 9" x 10' 4")

Radiator, fitted carpet.

Bedroom 3 3.04m x 2.73m (10' x 8' 11")

Radiator, fitted carpet.

Wet Room 2.16m x 1.66m (7' 1" x 5' 5")

This room has fully tiled walls with a shower area, screened by a glazed shower screen. Low level W.C. , pedestal wash, hand basin, heated towel rail.

Outside

The bungalow stands on a level plot with a brick paved driveway which provides hardstanding for one car. There is a brick paved pathway which leads to the door and extends across the front of the bungalow to a side gate which gives access to the rear. The front lawn has been laid with Astroturf for ease of maintenance and there are planted side beds. There is pedestrian access to the side of the bungalow leading to a level enclosed rear garden bordered across the rear elevation by a feather edged fence. There is a newly cultivated area of garden plus a further area which has been partly fenced off to provide a degree of privacy. This area is predominantly paved with some bushes and shrubs. There is a useful outside tap .

Garage 4.83m x 2.46m (15'10" x 8'1")

Automated roller door, light and power connected.

Services

Mains water, electricity, gas and drainage connected.

Council Tax

Band D. Please note Council Tax bandings can be reassessed after a change of ownership, for further information please contact the local authority.

EPC

An EPC report for this property has been ordered and will be added to the website and brochure as soon as it is available

Tenure

Freehold

Viewing

By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 or www.woolliamspropertyservices.com

Useful Information

To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood

Directions

What3words/// absorb.headings.voted

