



# turners



Exeter Road, Braunton, EX33 2JR

Asking Price £389,950









# Parklyn, Exeter Road

Braunton, EX33 2JR

A unique opportunity to acquire this attractive three bedroom detached bungalow in the heart of Braunton. The property boasts generously sized rooms, modern fitted kitchen and bathrooms and a large conservatory with French doors giving way to a delightful patio with views over the recreational ground. Parklyn is accessed via eye catching white gates and has an expansive driveway leading up to a detached garage and workshop that has annexe development potential. Other benefits include gas central heating, double glazing and a converted attic room that could feasible become an additional bedroom with some improvements in line with building regulations. This property will make the perfect family home.

Braunton is well known for it's passionate community spirit and is rumoured to be the largest village in England with the famous stretch of Sands, Braunton Burrows. The hustling village offers an abundance of activities and eateries, all locally run.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breathtaking rolling countryside, perfect for avid walkers.



- A delightful three bedroom detached bungalow
- Large driveway providing parking for multiple vehicles
- Centrally located in the heart of the village
- Detached garage and workshop with annexe development potential
- A substantial conservatory perfect for entertaining
- A variety of outdoor seating areas
- A converted attic room with the potential to create a further bedroom
- Gas central heating and double glazing throughout





**Porch: 2'6" x 3'8" (0.76m x 1.12m)**

A perfect place to store coats and shoes before entering the property through the original blue stained glass door.

**Hallway: 19'6" x 3'9" (5.94m x 1.14m)**

A spacious and bright central hallway giving direct access to all rooms.

**Living/Dining Room: 9'10" x 11'9" (3.00m x 3.58m)**

A perfect family sized room that connects seamlessly to the kitchen making it an ideal space for family living. The fire place provides a comforting ambiance creating the perfect cozy atmosphere.

**Kitchen: 7'8" x 9'8" (2.34m x 2.95m)**

A traditional kitchen finished to a high standard and really maximising the space. South easterly facing and stylish glass doors linking it to the conservatory ensure the room is constantly filled with natural light. Comprising of modern base and eye level units, inset sink and drainer, built in oven and hob and tiled floor and splashbacks.

**Conservatory: 9'1" x 14'5" (2.77m x 4.39m)**

A spacious sanctuary bathed in natural sunlight. This room connects seamlessly to the outside through the elegant french doors to the South westerly facing facing terrace. Measuring 132 sq feet, this room is perfect for dining, entertaining, or as an additional living space. It is a real asset to the property.

**Living Room/Bedroom Three: 11'9" x 11'9" (3.58m x 3.58m)**

A welcoming front facing room with double glazed windows allowing ample natural light to fill the space. The bay window offers a perfect spot to relax and unwind. As the property boasts two reception rooms and an impressive conservatory, this room lends itself perfectly to being the third bedroom without compromising on living space.

**Bedroom One: 14'4" x 11'10" (4.37m x 3.61m)**

A front facing double bedroom that embraces both functionality and comfort. With ample space for a king size bed, this room is thoughtfully designed with built in storage space and a large squared bay window.

**Bedroom Two: 9'10" x 10'7" (3.00m x 3.23m)**

A spacious side aspect bedroom with ample room for a king size bed and all essential built in furnishings.

**Bathroom: 7'7" x 8'6" (2.31m x 2.59m)**

A spacious bathroom flooded with natural light. The centre piece is a generously sized mirror spanning the full width of the wall. Nestled in the corner is a large bathtub inviting you to unwind the day away. The underfloor heating provides a comforting warmth against the fully tiled floor and walls.







**WC: 4'6" x 2'11" (1.37m x 0.89m)**

An essential for any family home; an additional WC featuring a toilet, basin and mounted towel rack.

**Utility Room: 6'9" x 5'10" (2.06m x 1.78m)**

Previously used as a bathroom, it is now repurposed and boasts ample space for accommodating various storage needs while creating a useful utility space.

**Attic Room: 18'2" x 10'0" (5.54m x 3.05m)**

A converted room in the roof with plenty of height, ample eaves storage on either side and both a Velux and Dorma window creating a light and airy atmosphere. With some staircase reconfiguration in line with building regulations this could feasibly become a further bedroom or very useful home office/study.

**Garage: 13'0" x 10'1" (3.96m x 3.07m)**

A detached garage and workshop towards the rear of the property. The size of the space opens it up for a variety of potential development options from a sizeable double garage to a possible small annexe dwelling.

**Outside:**

The low maintenance charm of this space is evident with a wrap around garden and patio area that follows the sun throughout the day, offering versatility for various activities without the hassle of extensive upkeep.

The front and rear gardens are bordered with beautiful trees and mature shrubbery. To the side of the property is a winding driveway that widens as it approaches the garage, providing ample parking spaces and ensuring convenience for multiple vehicles.

**Directions:**

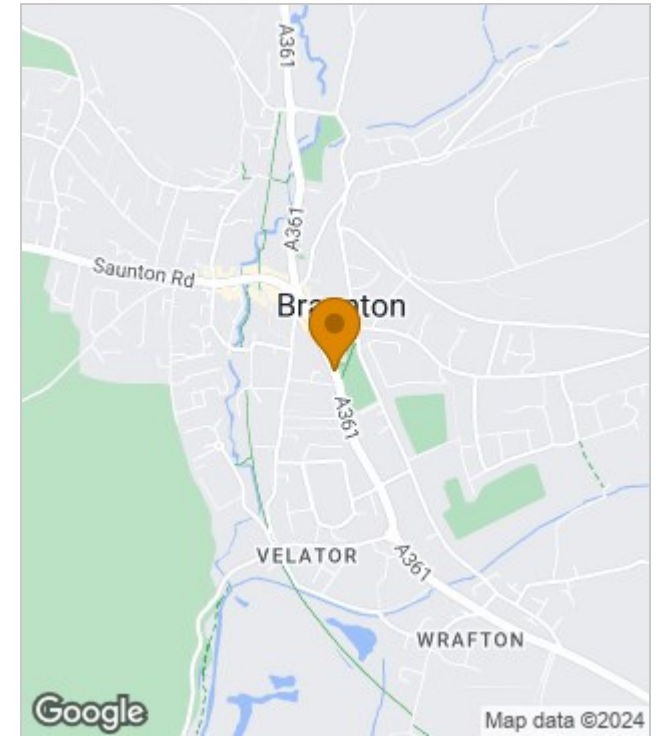
From our office on Caen Street proceed in an Easterly direction where you will arrive at a junction with traffic lights. Turn right onto Exeter Road and continue along this road where the property can be found slightly set back on the left hand side just before the village Recreational Ground.



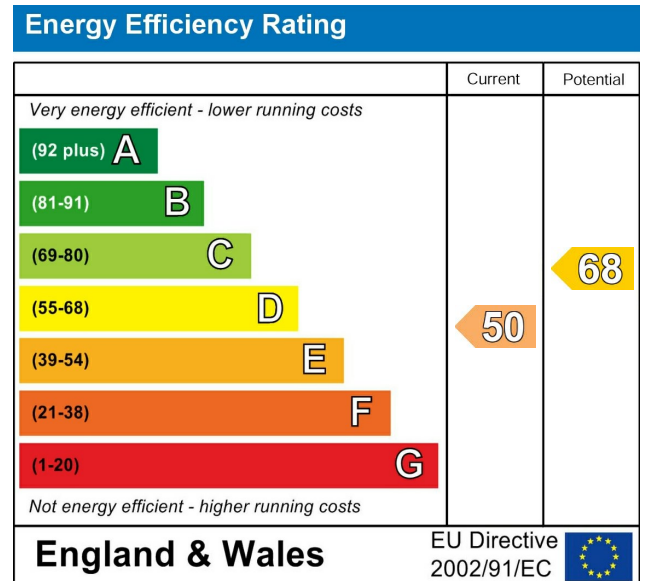
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Turners Property Centre Office on 01271 815651 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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