



# turners



## Caen Gardens

Braunton, EX33 1AG

£465,000





# 3 Caen Gardens

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Nestled in the charming Caen Gardens of Braunton, this delightful detached bungalow offers a perfect blend of comfort and convenience. Boasting a spacious reception room, three bedrooms, and two modern bathrooms, this property is ideal for growing families.

Built in the 1960s, this home exudes character and warmth, with a beautiful rear garden and patio area where you can unwind and enjoy the tranquillity of the surroundings. The ample parking space for three vehicles, including a single car garage, ensures that parking will never be an issue for you or your guests.

This property has been meticulously maintained and is finished to a high standard, requiring little to no work, allowing you to simply move in and start enjoying your new home. With double glazed windows and gas central heating throughout, you can stay cosy during the colder months while keeping energy costs down.

Situated in a quiet cul-de-sac yet close to the centre of the village, this bungalow offers the best of both worlds - a peaceful setting with easy access to local amenities. Don't miss the opportunity to make this charming property your own.

Braunton is well known for its passionate community spirit and is rumoured to be the largest village in England with the famous stretch of Sands, Braunton Burrows. The bustling village offers an abundance of activities and eateries, all locally run. For a change of scenery Exmoor National Park offers breath-taking rolling countryside, perfect for avid walkers.

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.

- Porch**  
5'10" x 4'5" (1.78 x 1.37)  
A welcoming entrance with beautiful ornate tile effect flooring, a perfect space to store coats and shoes before entering the main living space.
- Hallway**  
11'1" x 6'11" (3.39 x 2.11)  
A hallway that's both bright and airy, leading to all rooms effortlessly.
- Living Room**  
14'8" x 11'6" (4.48 x 3.53)  
A sunlit living room with soothing neutral tones and a spacious front-facing window that floods the space with natural light. Generously sized and tastefully decorated, this inviting room revolves around a gas fireplace. Soft carpeting underfoot adds to the warmth and comfort of the room, with ample space for lounging and entertaining, this well-appointed living area promises comfort and charm.
- Kitchen/Dining Area**  
14'7" x 9'1" (4.47 x 2.78)  
A rear aspect contemporary kitchen finished to an extremely high standard and comprising of; modern base and eye level units, inset stainless steel sink and drainer, integral dishwasher and sliding doors giving access to rear garden. This beautiful open space also provides ample room for a dining table and chairs that enjoy views out over the rear garden.
- Utility Room**  
7'10" x 5'10" (2.41 x 1.79)  
This functional space offers additional space for white goods, a great extension of the kitchen.

### Bedroom One 11'0" x 10'4" (3.37 x 3.15)

A large rear aspect room, carpeted throughout and providing ample room to comfortably fit a double bed along with all other associated furnishings. The primary bedroom of the house also comes with it's own en-suite shower room.

### En-Suite 2'9" x 7'4" (0.85 x 2.26)

A well presented en-suite comprising of; a walk in shower, toilet, wash basin and mounted towel radiator.

### Bedroom Two 10'11" x 10'4" (3.35 x 3.15)

A spacious front aspect room offering ample space to accommodate a double bed and all other bedroom essentials.

### Bedroom Three 7'11" x 7'3" (2.42 x 2.23)

A generously sized room for a third bedroom that would make a perfect home office, child's bedroom or guest room.

### Bathroom 6'8" x 5'10" (2.04 x 1.79)

A well designed family bathroom finished to a high standard with a tasteful combination of paneled and tiled walls, featuring; a bath with shower above, a low level toilet and pedestal hand wash basin as well as a towel radiator mounted on the wall.

### Garage 8'0" x 14'5" (2.45 x 4.41)

An attached single garage complete with electric supply and lighting. Perfect for housing a car or as additional storage for the property.

### Outside

With space for up to three vehicles in the driveway and a low-maintenance front garden adorned with a handful of potted plants for added vibrancy, this property offers both practicality and a charming external appearance.

The rear of the bungalow serves as a sanctuary for wildlife, boasting a meticulously landscaped garden and greenery along its perimeter. There is a sun trap patio providing an ideal spot to savor summer evenings and a designated drying area for added practicality.

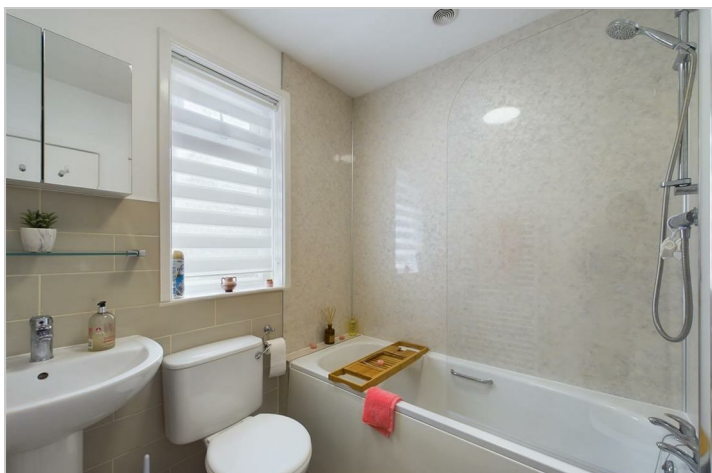
### Agents Notes

We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

### Directions

The property can be found behind our Braunton office and the end of Caen Gardens.





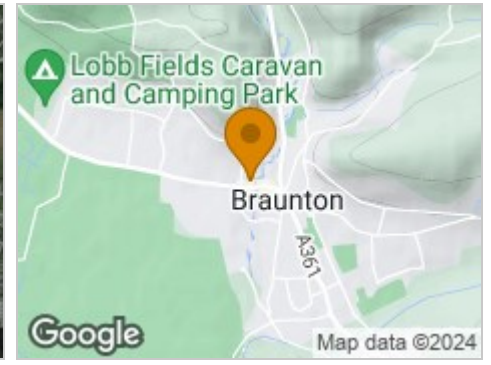
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

