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# 1A STALLARDS

Braunton, Devon, EX33 1EP

## £450,000 FREEHOLD

Predicted Rental Income £1,670pcm

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A spacious, detached chalet bungalow, with lovely open outlook towards the dunes. Garage and driveway parking the Saunton side of Braunton with easy access to the beaches. NO CHAIN.

**Braunton Office:** 9 The Square, Braunton, North Devon, EX33 2JF **Email:** braunton@webbers.co.uk

## Key Features

- 4 DOUBLE BEDROOMS
- 3 BATHROOMS
- CHALET BUNGALOW
- LIGHT AND AIRY THROUGHOUT
- LOW MAINTENANCE REAR GARDEN
- VIEWS TOWARDS THE DUNES
- SAUNTON SIDE OF BRAUNTON
- EASY ACCESS TO THE VILLAGE, BEACHES AND GOLF COURSE
- NO ONWARD CHAIN

## Overview

Located within the Saunton side of Braunton with easy access to the beaches and coastline and walking distance of the village.

The property was built by the current owners and has never been on the open market. This detached 4 double bedroom chalet bungalow offers light and airy living throughout. The kitchen offers a range of units, integral oven and hob with through into the light dining room. Off this room are French doors with 2 steps down to the light and airy lounge with French doors to the garden and views towards the dunes. There is also a utility room, shower room and double bedroom with fitted wardrobes.

To the first floor are 3 further bedrooms, the main bedroom is an impressive space with views and ensuite shower room. There is also a family bathroom that serves the 2 other bedrooms.

Outside to the front is a walled driveway and garage with up and over door, power and water inside. Side gate to the rear of the property and the garden to the side. The garden is easy maintenance with patio area that flows are around to the rear and lawn. NO CHAIN.























## The Area

Braunton is reputedly the largest village in England and offers a wide range of amenities including local shops, supermarkets, community centre, medical centre, primary and secondary schools, churches and a range of popular pubs and restaurants. The renowned Tarka trail can be accessed from the village and this follows the Taw and Torridge estuaries. Close by is the UNESCO Biosphere Reserve of Braunton Burrows, the largest sand dune system in the UK as are the glorious sandy beaches of Saunton Sands, Croyde, Woolacombe and Putsborough Bays. North Devon has become the 12th location to be selected as a World Surfing Reserve. Saunton Golf Club is near by and with its renowned championship East and West Courses - links golf at its finest – it is a test for even the most experienced golfer.



## Services and Utilities

All Main Services Connected

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk



## Directions

On entering Braunton from Barnstaple on the A361, turn left at the main set of traffic lights (with our office on your right), on to Caen Street. Follow the road as it turns into Saunton Road and after the Zebra Crossing, take the third turning right into Kingsacre. Follow the Road towards the top, as it turns into Stallards and the property will be found on the left with numberplate and For Sale Board clearly displayed.

## View this property

Please contact our Braunton Office on 01271 812263

**VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.**

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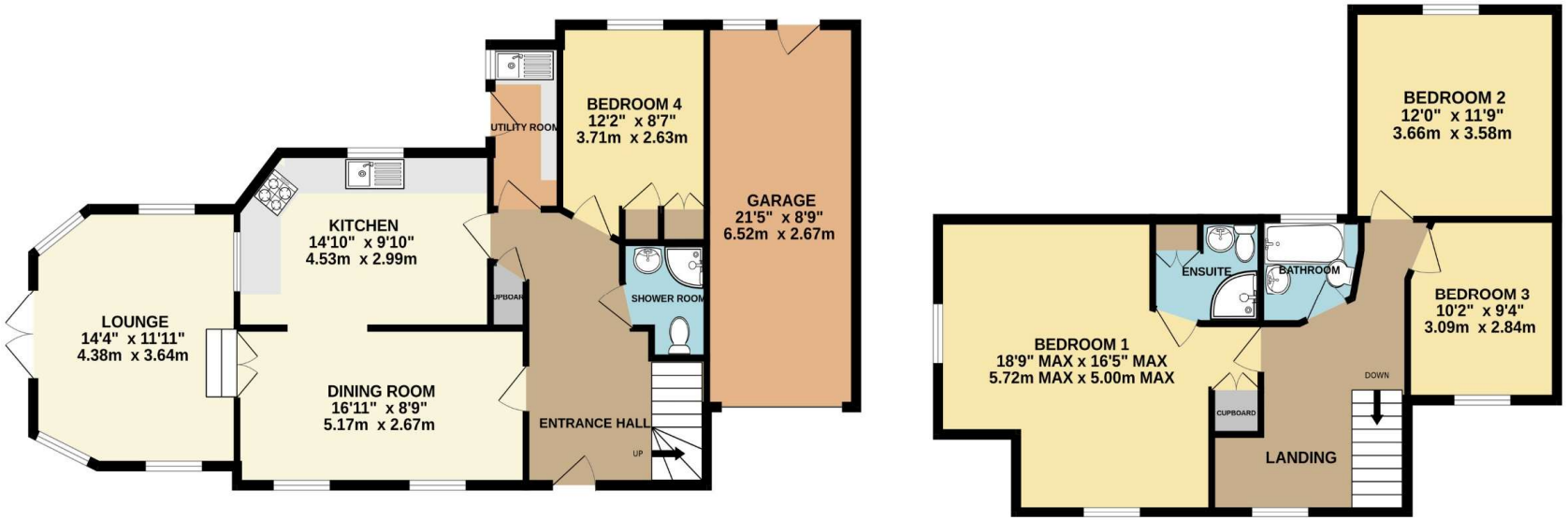
A century of caring for your *happiness* and your *home.*

## Viewing

Please contact our **Braunton** office on **01271 812263** if you wish to arrange a viewing appointment for this property or require further information.

GROUND FLOOR
946 sq.ft. (87.9 sq.m.) approx.

1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.




TOTAL FLOOR AREA : 1608 sq.ft. (149.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk Based on these details, our Lettings & Property Management Department suggest an achievable gross monthly rental income of £1,670 subject to any necessary works and legal requirements (correct at November 2024). This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal. Purchasers should be aware that any property let out must currently achieve a minimum band E on the EPC rating. **We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk**

The Property Ombudsman

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