www.webbers.co.uk







2 SOUTHLANDS

Braunton, Devon, EX33 2BL

£387,000 FREEHOLD

Predicted Rental Income £1,400pcm

C 3 2 2 D

A versatile detached bungalow, within a tucked away position with fully enclosed garden, driveway parking for 2 cars and perfectly suited as dual occupancy or sole living.

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

Key Features

- 3 BEDROOM BUNGALOW
- DETACHED
- DRIVEWAY PARKING FOR 3 CARS
- ENCLOSED GARDEN
- VERSATILE ACCOMMODATION
- SUITABLE TO DUAL OCCUPANCY
- LARGE ENSUITE TO BEDROOM 1
- TUCKED AWAY POSITION
- WALKING DISTANCE OF THE VILLAGE

Overview

Located within a quiet, no through road is this spacious 3 bedroom bungalow with fantastic versatility to suit dual-living.

The accommodation has useful porch, lounge with feature fireplace and adjacent an impressive main bedroom with large 4 piece en-suite bathroom. To the rear of the property is a good size kitchen/dining room with island and integrated appliances. Off the dining area is a useful utility room and w.c. There are 2 further bedrooms, one accessed via the other and a ensuite shower room. There is also a conservatory overlooking the garden.

Outside to the front is a driveway for 2/3 cars and gate to the garden, enclosed by a wall and lawn with shed. There is also a side access around the property.





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 Supplied

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 go straight over the mini roundabout and Southlands can be found a little further along on the left hand side just before the petrol garage with Street sign and for sale board displayed.

View this property

Please contact our Braunton Office on 01271 812263

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

webbers

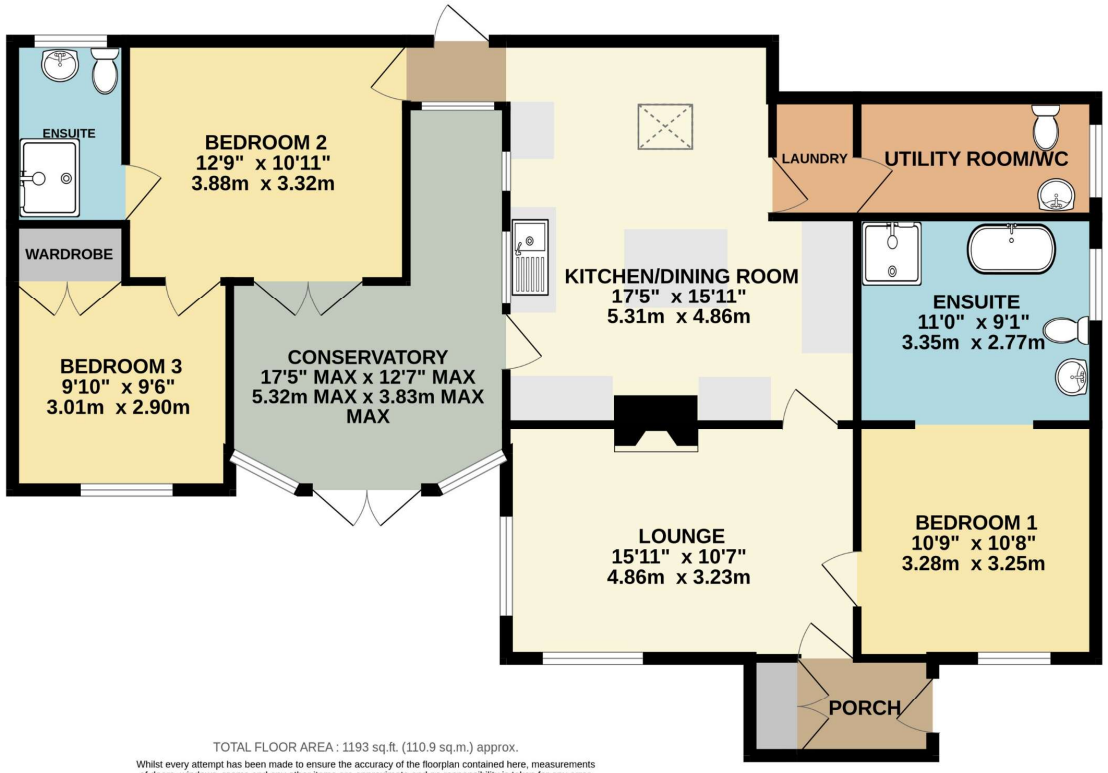
WEBBERS 100 YEARS CENTENARY

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
1193 sq.ft. (110.9 sq.m.) approx.



TOTAL FLOOR AREA : 1193 sq.ft. (110.9 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.
Made with Metropix ©2025

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 £1,400 subject to any necessary works and legal requirements (correct at March 2025). 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, and that this rating may increase. Please refer to your solicitors as the legal position may change at any time.**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

APPROVED CODE TRADINGSTANDARDS.UK