Signature & WATERSIDE HOMES







SOUTH TOR
HEANTON

Barnstaple, Devon, EX33 4DG

£580,000 FREEHOLD

Predicted Rental Income £1,800pcm

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Situated in the highly sought-after village of Heanton Punchardon, this well-presented four-bedroom detached bungalow offers spacious and versatile accommodation, ideal for families, those seeking single-level living, or buyers looking to enjoy the peaceful North Devon lifestyle.

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

Key Features

- DETACHED FOUR-BEDROOM BUNGALOW
- DESIRABLE VILLAGE LOCATION IN HEANTON PUNCHARDON
- SPACIOUS KITCHEN/DINING ROOM
- BRIGHT AND COMFORTABLE LIVING ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- THREE FURTHER WELL-PROPORTIONED BEDROOMS
- FAMILY BATHROOM
- DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING
- ATTACHED GARAGE ATTRACTIVE ENCLOSED GARDEN CONVENIENT ACCESS TO BRAUNTON AND NORTH DEVON'S BEAUTIFUL COASTLINE

Overview

Situated in the highly sought-after village of Heanton Punchardon, this well-presented four-bedroom detached bungalow offers spacious and versatile accommodation, ideal for families, those seeking single-level living, or buyers looking to enjoy the peaceful North Devon lifestyle.

The property is approached via a private driveway providing ample off-road parking and leading to an attached garage, offering excellent storage and additional parking.

Inside, the welcoming accommodation centres around a generous kitchen/dining room, creating the perfect space for everyday family life and entertaining. A comfortable living room provides a relaxing retreat with plenty of natural light.

The principal bedroom benefits from the luxury of an en-suite shower room, while three further well-proportioned bedrooms offer flexibility for family members, guests, or those working from home. A family bathroom serves the remaining bedrooms.

Outside, the attractive enclosed garden provides a delightful setting for outdoor dining, gardening, or simply enjoying the surrounding tranquillity. With well-maintained areas of lawn and established planting, it offers a private and inviting space to relax throughout the seasons. There is a wooden shed and summer house.

Located within the desirable village of Heanton Punchardon, the property enjoys easy access to nearby Braunton, local amenities, schools, and the stunning North Devon coastline, making it an excellent choice for a wide range of purchasers.























The Area

Heanton Punchardon is a highly regarded village on the outskirts of Braunton, offering the perfect balance of rural charm and everyday convenience. Surrounded by picturesque North Devon countryside, the village enjoys a welcoming community atmosphere whilst remaining just a short drive from Braunton's excellent range of shops, schools, restaurants.The stunning beaches of Saunton, Croyde and Woolacombe, along with Exmoor National Park and the Tarka Trail, are all within easy reach, making the location ideal for those seeking an active lifestyle and the very best of North Devon living.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.



Services and Utilities

Main electricity, Gas - Septic tank drainage

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

From the M5 exit at J27 take the A361 towards Barnstaple. At Barnstaple stay on the A361 which becomes a ring road and will be signposted Ilfracombe and Braunton. You will cross the Taw Bridge over the estuary (River Taw) and after a few miles you will arrive into Wrafton, take the right hand turning, signposted to Heanton Punchardon and North Devon Athletic Track and then the second right hand turning onto Heanton Hill. Continue to the top and and take the first left hand turn where the property can be found a short way along on the right hand side.

View this property

Please contact our Braunton Office on 01271 812263

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

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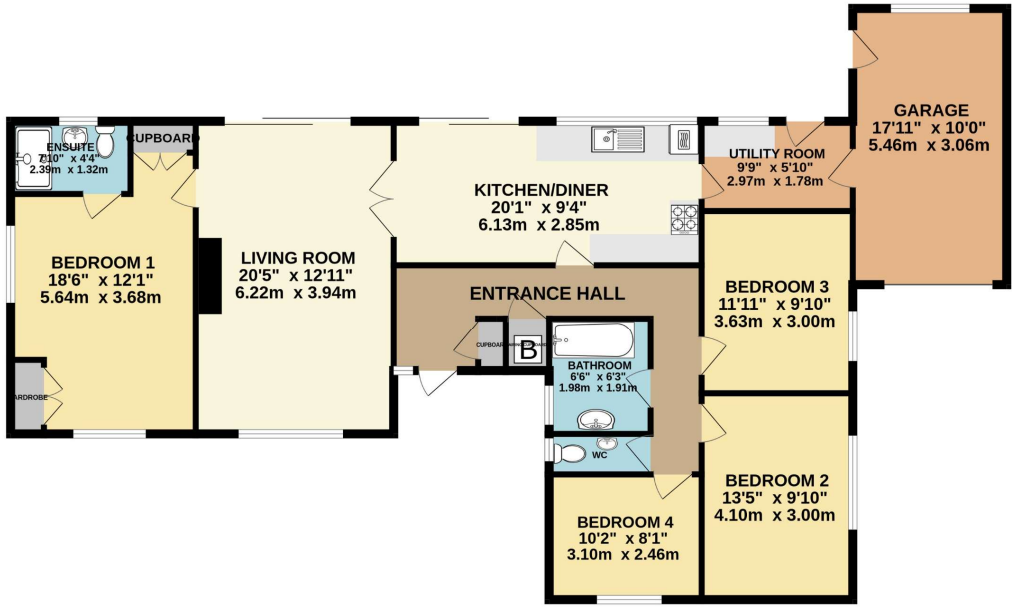
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Viewing

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
1466 sq.ft. (136.2 sq.m.) approx.



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 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 £TBC to £TBC subject to any necessary works and legal requirements (correct at TBC). 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

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