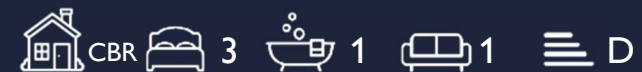




4 SILVAN DRIVE
Braunton, Devon, EX33 2EQ

£420,000 FREEHOLD
Predicted Residential
Rental Income £1,400pcm



A spacious and well-kept detached bungalow within Acland Park with paved parking for two/three cars and garage with enclosed rear garden. No chain.

Key Features

- THREE BEDROOMS
- DETACHED BUNGALOW
- GARAGE AND DRIVEWAY PARKING
- LOUNGE/DINER
- FOUR-PIECE FAMILY BATHROOM
- ACLAND PARK
- UPVC DOUBLE GLAZING
- NO ONWARD CHAIN
- SUCCESSFUL HOLIDAY LET

Overview

Located within a popular residential area within Braunton is this spacious and modern detached bungalow.

The property has an open-plan lounge/dining room with window to the front and a kitchen to the side with modern units, integral appliances and door to the garden. To the rear are three bedrooms, two of which are doubles. There is also a four-piece family bathroom.

Outside to the front is a paved drive for two/three cars and garage with up and over door with side access to the rear. The rear garden has a good size patio for outdoor dining and lawn. NO CHAIN.

The property has been a popular holiday let, figures can be provided on request.



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

From the main set of traffic lights in Braunton with our office on your right hand side turn right in to east street and continue to the end of this road. Continue straight across the crossroads into North Down Road. Take the first left hand turning into Acland Park and Silvan Drive, the property will be seen on the right hand side with number plate clearly displayed.

View this property

Please contact our Braunton Office on 01271 812263

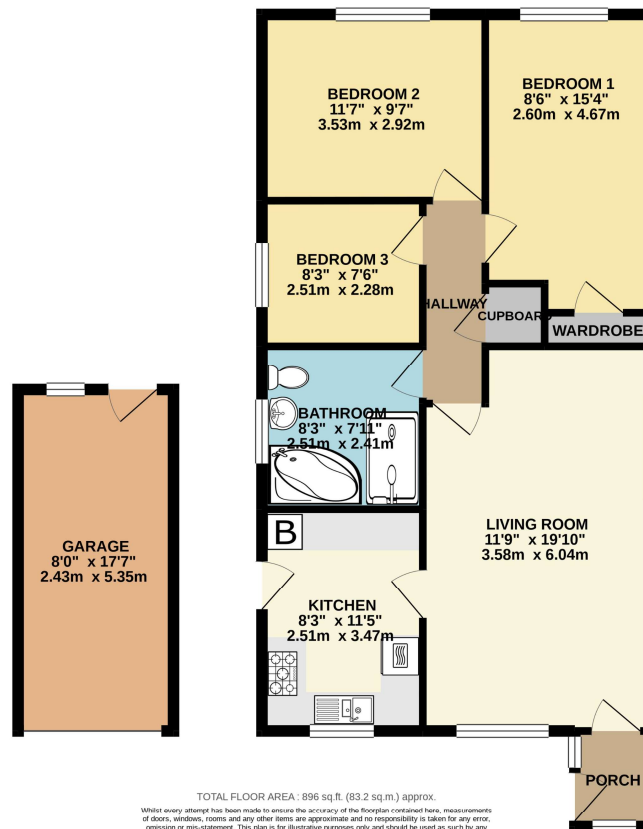
**VIEWING STRICTLY BY
APPOINTMENT WITH THE
SOLE SELLING AGENT.**



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
896 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.2 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 ETBC to ETBC subject to any necessary works and legal requirements (correct at September 2026). 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>

