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Signature & WATERSIDE HOMES







4 WOODLAND VIEW

Heanton, Barnstaple,
Devon, EX31 4DH

£450,000 FREEHOLD

Predicted Rental Income £1,300pcm

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A semi-detached bungalow with stunning open-plan living, enjoying a large garden and fantastic countryside views. There is also driveway parking and newly fitted decking and kitchen.

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

Key Features

- THREE BEDROOMS
- TWO BATHROOMS
- POPULAR AREA OF HEANTON
- OUTSKIRTS OF BRAUNTON
- OPEN PLAN LIVING
- STUNNING VIEWS TO THE REAR AND GLIMPSES FROM THE BEDROOM
- NEWLY FITTED KITCHEN
- LARGE REAR GARDEN WITH BRAND NEW DECK
- PRIVATE PLOT
- DRIVEWAY PARKING FOR TWO CARS

Overview

Located within in the popular village of Heanton is this spacious and extended three bedroom semi-detached bungalow with a beautiful open-plan living area to the rear with vaulted ceiling, wood burner, dining space and brand new fitted kitchen there are French doors that lead to the garden.

Off the generous hallway are three double bedrooms, bedroom one has a dual aspect and distant views towards the estuary. Bedroom two has fitted storage. There are two family bathrooms, one with sunken bath and the other a corner shower - both with three piece suites.

Outside to the front is a driveway parking bay for up to two cars, front garden area and side access. The rear garden is a large size with new decking for outdoor dining, large lawn and steps to an area ideal for growing fruit or veg with some work. The garden also benefits from stunning hill views.























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

Mains Electric, Water and drainage
Electric boiler heating on a wet system

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 no. 4 will be seen shortly on the left hand side with the parking bay to the front.

View this property

Please contact our Braunton Office on 01271 812263

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

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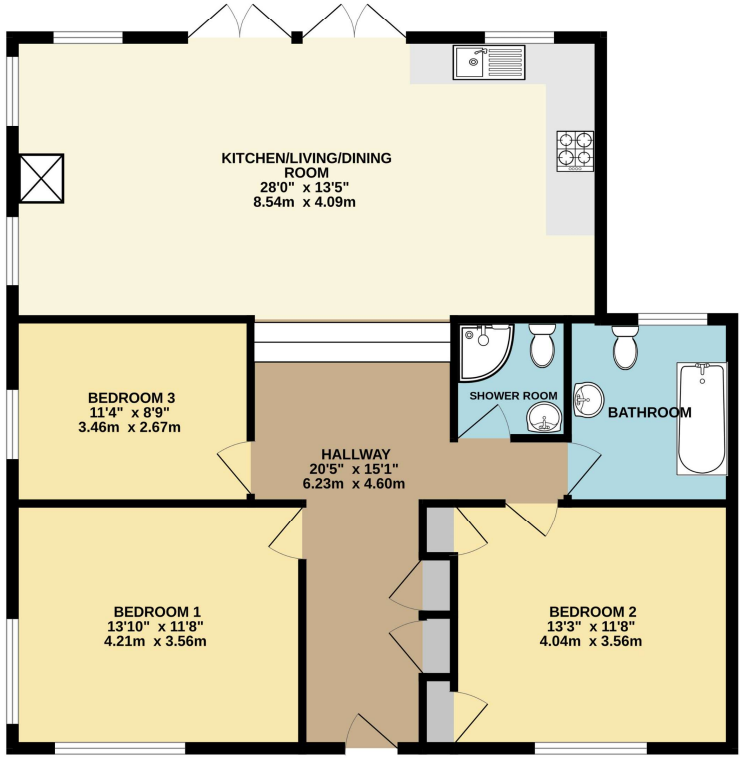
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Viewing

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
1077 sq.ft. (100.0 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.0 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 £1,300 subject to any necessary works and legal requirements (correct at October 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

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