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15 STALLARDS

Braunton, Devon, EX33 1BP

£435,000 FREEHOLD

Predicted Rental Income £1,200pcm

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A great sized detached bungalow on a generous plot with distant views from the kitchen, fantastic potential for extending and recently redecorated throughout. The property also has double driveway parking and garage.

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

Key Features

- TWO LARGE DOUBLE BEDROOMS
- VIEWS OVER THE DUNES FROM THE KITCHEN
- LARGE PLOT
- SCOPE FOR EXTENDING (SUBJECT TO CONSENT)
- UPVC DOUBLE GLAZING
- NEW FENCING
- WEST FACING GARDEN
- GARAGE AND DOUBLE DRIVEWAY
- SOUGHT AFTER LOCATION

Overview

A detached two double bedroom bungalow at the top of a sought-after road in Braunton.

The property has been tastefully redecorated and benefits from new fencing around the generous plot offering fantastic potential for further development (subject to necessary consents).

Inside there is a useful porch, hallway and large lounge to the front of the property with dual aspect and feature fireplace. To the rear of the property is a spacious kitchen/diner with fitted units and space for table and chairs with distant views over the dunes of Saunton.

There are two large double bedrooms, bedroom one has fitted wardrobes and storage. Bedroom two has a cupboard and French doors overlooking the garden. There is a three piece bathroom off the hallway.

Outside to the front is driveway parking for two large cars, front lawn and garage with side access. The rear garden is a large space, newly fenced with extensive lawn and good size patio offering great scope for extending subject to any consents required. The owners have had drawings made to transform the property with additional bedrooms and living space.























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.

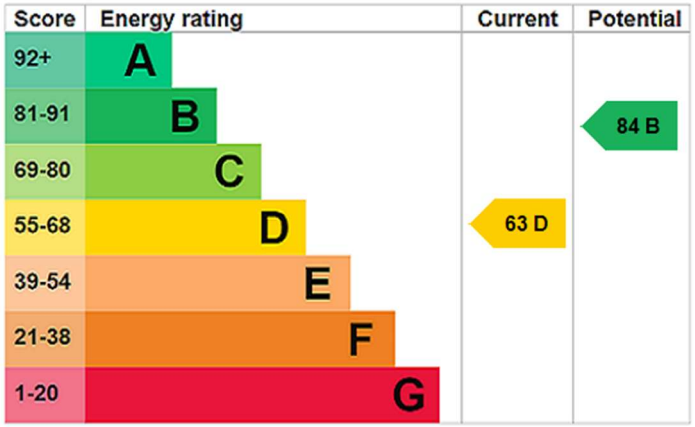
Services and Utilities

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 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 hand side at the top of the road before the Fairlynch sign.



View this property

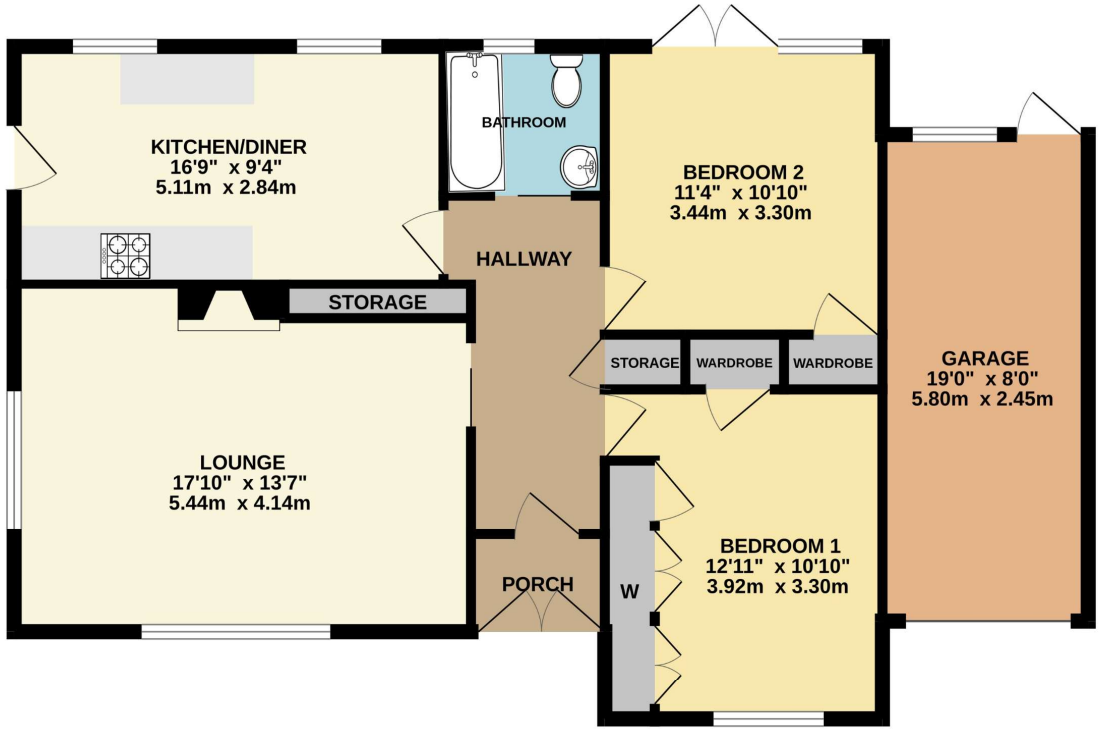
Please contact our Braunton Office on 01271 812263

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
960 sq.ft. (89.1 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.1 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 £1,250 subject to any necessary works and legal requirements (correct at November 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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