



Bond
Oxborough
Phillips

Changing Lifestyles

8 Meadow Close
Bratton Fleming
Barnstaple
Devon
EX31 4RH

Guide Price: £325,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

8 Meadow Close, Bratton Fleming, Barnstaple, Devon, EX31 4RH

AN ATTRACTIVE DETACHED BUNGALOW WITH A SUNNY, PRIVATE REAR GARDEN



- 3 Bedrooms

Generously proportioned Living Room with wood burning stove

Kitchen / Dining Room enjoying garden views

Beautifully established rear garden

- Occupying a peaceful position
- Driveway parking & Garage
- A well-maintained property with exciting scope to modernise & personalise



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8 Meadow Close is an attractive 3 Bedroom detached bungalow peacefully positioned within a quiet cul-de-sac in the ever-popular village of Bratton Fleming. Lovingly cared for over many years, it presents an excellent opportunity to acquire a beautifully maintained home offering generous living accommodation, delightful established gardens and exciting scope to modernise and personalise.

A welcoming Entrance Hall leads to the generously proportioned Living Room, where a wood burning stove set within an attractive recessed fireplace creates a charming focal point. A large bay window fills the room with natural light, whilst the excellent proportions provide ample space for both relaxing and entertaining.

The Kitchen / Dining Room forms the heart of the home, offering a range of fitted wall and base units with generous worktop space, tiled splashbacks and an inset sink overlooking the rear garden. Large windows and a glazed door provide attractive garden views and excellent natural light, whilst the dining area comfortably accommodates a family-sized table. A door also provides access to the Integral Garage.

There are 2 well-proportioned double Bedrooms, with the principal enjoying views over the front garden and the second overlooking the attractive rear gardens. The third Bedroom offers flexibility as a single bedroom, home office or hobby room. A spacious Family Bathroom, fitted with a bath, pedestal wash hand basin and WC, offers excellent potential for modernisation.

The beautifully established rear garden is a particular highlight, enjoying a wonderful sense of privacy and tranquillity. Predominantly laid to level lawn with mature shrubs, colourful borders and established planting, it has been lovingly maintained to provide year-round interest. A generous paved terrace and covered seating area create ideal spaces for outdoor dining and relaxation, whilst mature hedging provides an excellent degree of privacy.

Council Tax Band

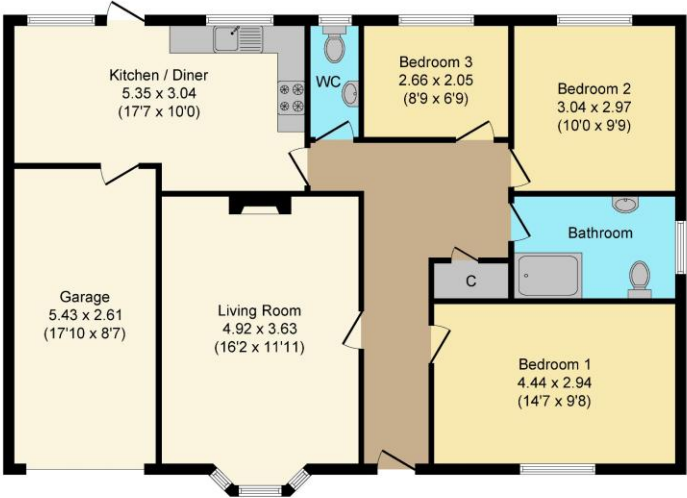
C - North Devon Council



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Ground Floor
Floor area 98.90 sq.m. (1064.55 sq.ft.)

Total floor area: 98.90 sq.m. (1064.55 sq.ft.)
This floor plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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Directions
What3Words: pelt.dampen.creeps

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