



Bond
Oxborough
Phillips

Changing Lifestyles

1 Fairfield
Bratton Fleming
Barnstaple
Devon
EX31 4RX

Guide Price: £340,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

1 Fairfield, Bratton Fleming, Barnstaple, Devon, EX31 4RX

A SPACIOUS DETACHED BUNGALOW OFFERED FOR SALE WITH NO ONWARD CHAIN



- 2 Bedrooms

- Lounge with large windows enjoying a scenic garden view
 - Well-equipped Kitchen
 - Modernised & adapted Wet Room
- Detached Garage & plentiful driveway parking
 - Quiet & peaceful area with green spaces nearby
 - Large wrap-around garden
- Potential for extension, subject to necessary planning permissions



Bratton Fleming has a primary school together with a pre-school provision for babies to school age. There is a millennium green children's play area, 2 large green open spaces, an extensive community woodland, allotments, a village shop and village hall. It is the hub of an extensive network of footpaths and bridleways, is on the Barnstaple to Lynton & Lynmouth bus route and is only a 5 minute drive to the Exmoor National Park.

Barnstaple Town Centre is some 7 miles in distance and is the historic and regional centre of North Devon. Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and some of the area's best beaches. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants.



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A delightfully spacious 2 Bedroom detached bungalow located in the desirable and picturesque village of Bratton Fleming. The property is in good condition and is offered for sale with no onward chain, making it an ideal acquisition for those seeking a serene, countryside living.

The bungalow hosts a multitude of bespoke features, with the highlight being the large wrap-around garden. The garden provides the perfect backdrop for a tranquil lifestyle or for those with green fingers to indulge in their passion. The potential for extension, subject to necessary planning permissions, adds an extra layer of appeal to this already charming property.

Internally, the property comprises an inviting Reception Room, adorned with large windows offering a scenic garden view. The room is the perfect space to unwind and enjoy the tranquil environment. The property also boasts a well-equipped Kitchen, complete with an oil fired Aga providing hot water and heating, alongside a gas cooker.

The bungalow offers 2 double Bedrooms, providing ample space for rest and relaxation. Complementing the Bedrooms is a modernised and accessible Wet Room with adapted shower for added convenience.

Externally, the property benefits from a Detached Garage and a storage shed, in addition to plentiful driveway parking spaces. The property's location in a quiet and peaceful area with green spaces nearby, coupled with the exquisite countryside views, truly makes it a sanctuary away from the hustle and bustle of town life.

Council Tax Band

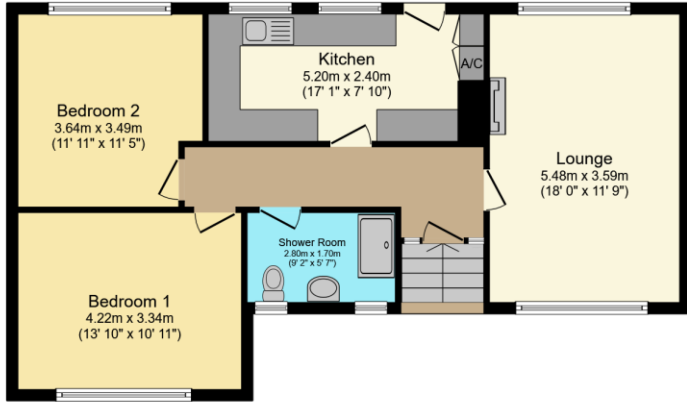
C - North Devon Council



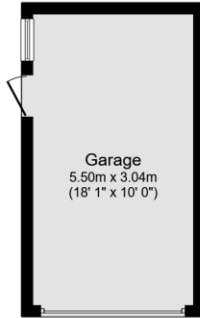
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Floor Plan
Floor area 74.8 m² (805 sq.ft.)



Garage
Floor area 16.7 m² (180 sq.ft.)

TOTAL: 91.5 m² (985 sq.ft.)

This floor plan is for illustrative purposes 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

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 40 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Directions

From our Office on Boutport Street, proceed up Bear Street. At the traffic lights, proceed straight across continuing on Bear Street as it merges onto Goodleigh Road. Continue along this road until reaching Bratton Fleming. Continue through the village and take the right hand turning signposted Fairfield to where number 1 will be found the first property on your right hand side with a numberplate and For Sale sign clearly displayed.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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