



## 4 Bed House - Detached

34 Davids Hill, Georgeham, Braunton, Devon, EX33 1QF

PCM

**£1,400**

- Spacious Detached House
- Good Open Aspect
- 4 Bedrooms, Master En Suite
- Sitting Room with open aspect
- Split level Kitchen Dining Room
- Conservatory & Study
- Garage and 2 x Driveways
- Garden backs onto fields.
- EPC: D

# Description

A fully furnished 4 Bedroom detached family house. Bright accommodation comprises Hall & Cloakroom, Sitting room with bay window and view and wood burner, split level Kitchen with separate Dining area. Utility room and study. 2 bathrooms, Conservatory. Open views. Garage and parking for 2 cars. Oil C/H, UPVc D/G. Gardens backing onto fields, rent includes the maintenance of the garden.

The property is available on a Short term 6/7 month AST as a winter let from 4th October 2024. The rent is £1400pcm, Pets are considered with an additional pet rent.

Deposit £1615 of which will be registered with Mydeposits.

Applicants will need to have a verifiable income of £41,500 to pass the affordability. Standard references and credit checks will be required.

# Situation

Situated to the very heart, yet to the edge of this sought after village is this modern and well proportioned 4 bedroom detached family home. The property stands on a generous plot within this favoured cul-de-sac and offers deceptively spacious accommodation, benefiting from uPVC double glazing and oil fired radiator central heating.

The house is sure to appeal to those looking for a good size family home. The extended accommodation flows nicely with an entrance hall and cloakroom. The sitting room has a wood burner and a bay window which takes advantage of the open aspect to the church and towards the hills. The kitchen and dining room are split level and there is then access to the utility room and conservatory. To the other side of the house there is a study and bedroom.. To the first floor, the master bedroom has built in wardrobes and a good en suite shower room. There are 2 further bedrooms here and a family bathroom. The rear garden has a patio, decked area, lawns with trees , shrubs and flowers. Beyond the garden are open fields.

There is ample off road parking as the house has 2 private driveways leading to the spacious attached garage/ workshop. There is side access to both side of the house along with useful timber shed. A delightful garden indeed which is sure to appeal to those with children being fully enclosed therefore, child and pet friendly.



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