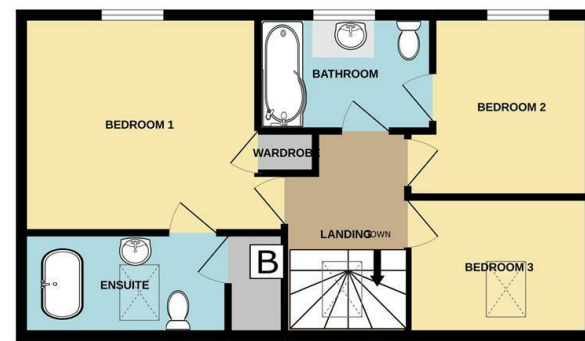


GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 961 sq.ft. (89.2 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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A Superb & Individual Modern Home

Olive Tree House, West Down, Devon, EX34 8NF

Asking Price

£495,000

- Hall Area & Rear Porch
- Living Room with Bi-fold Doors
- Delightful and Private Gardens
- 3 Bedrooms, 3 Bathrooms
- Part U/F Heating & UPVc D/G
- Balance of 6 year Build Warranty
- Lovely Kitchen with Appliances
- Ample Parking To One Side
- EPC: B

Looking to sell? Let us
value your property
for free!

Call 01271 814114

or email braunton@phillipsland.com

Directions

From Barnstaple proceed on the A361 to Braunton and continue straight to the centre of the village. At the traffic lights and crossroads continue on signposted to Ilfracombe and continue through the village of Knowle. Continue on, pass the first turning signposted to West Down and take the second turning on the right just by the bus stop. Continue through to the T junction in the village then turn right and follow the road down the hill, whereupon the property will be found on the left hand side with a For Sale board displayed.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Room list:

Entrance Hall Area

Kitchen Area
3.38m x 3.19m (11'1" x 10'5")

Living Room
5.89m x 3.65m (19'3" x 11'11")

Rear Porch

Ground Floor Shower Room

First Floor Landing

Bedroom 1
3.59m narr to 3.31m x 3.50m (11'9" narr to 10'10" x 11'5")

En Suite Bathroom

Bedroom 2
3.24m x 2.80m (10'7" x 9'2")

Bedroom 3
3.61m x 2.37m (11'10" x 7'9")

Family Bathroom

Ample Off Road Parking

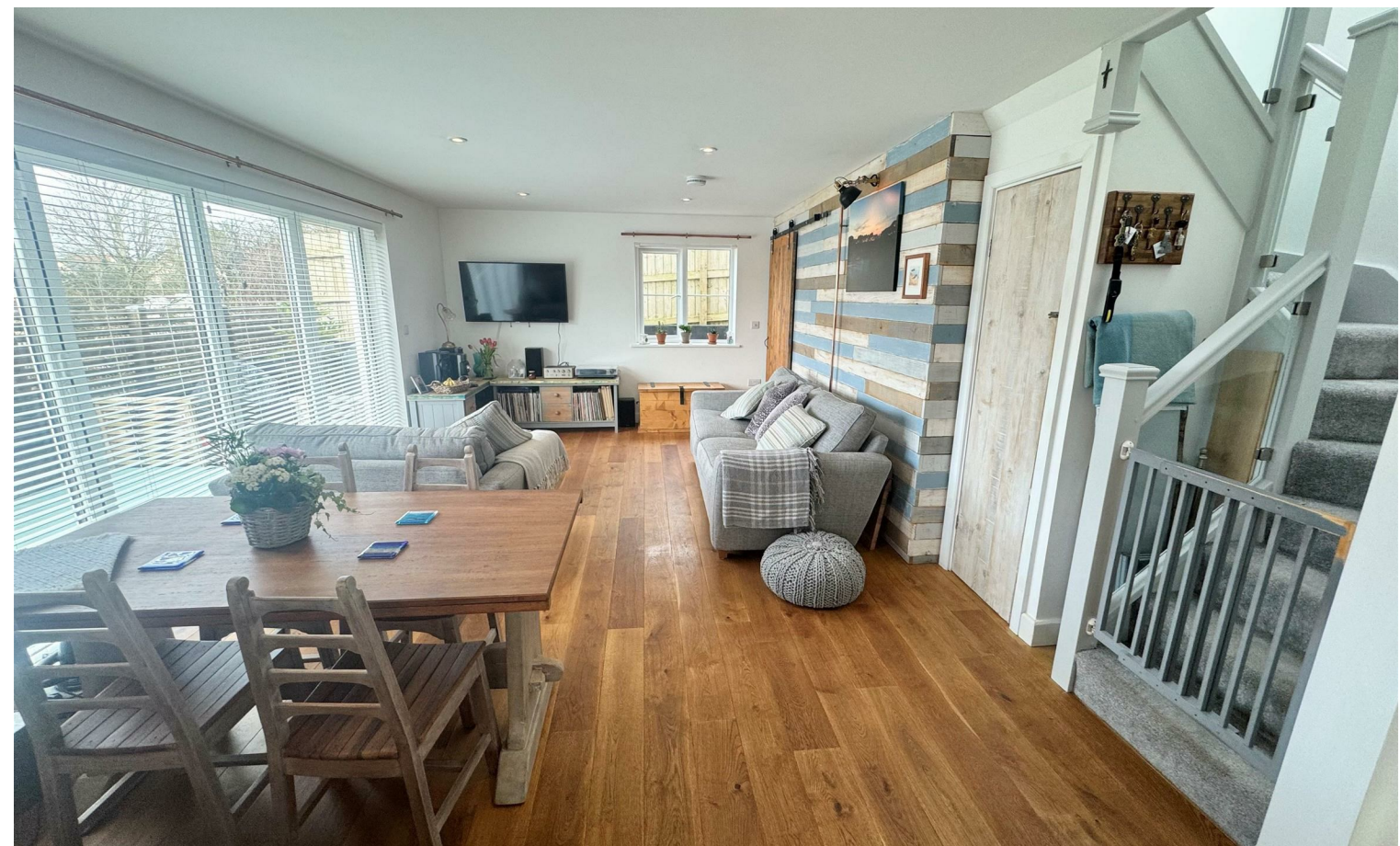
Decked Gravelled Front Garden

Steps up to delightful private and rear garden

Outside

This attractive home is situated nicely, just off the centre of West Down, which is a very sought after village between Braunton and Ilfracombe. The village has an excellent primary school, a well run community shop, church and public house/restaurant. There is an excellent community spirit with a good cross section of inhabitants. The nearest beach is Woolacombe, just under 4 miles away and has been voted in the top 20 best beaches in the world. It offers a superb expanse of sandy beach, ideal for surfing. The beach merges with Putsborough Sands to the south. Ilfracombe town is to the north and offers golf course, the award winning Landmark Theatre, Damien Hirsts' 'Verity', a cinema and Tesco store. There are further shops and stores, primary and secondary schooling. Braunton is to the south and offers further amenities, whilst Barnstaple, the regional centre of north Devon, is just under 11 miles away. Here there are further amenities including covered shopping at Green Lanes, out of town shopping at Roundswell and brand new Leisure centre.

There is access on to The North Devon Link Road which provides a convenient route to the M5 motorway at junction 27, whilst there is the Tarka Rail Line that connects to Exeter in the south which picks up through to London.



Overview

This is an excellent opportunity to acquire a superb, detached, modern residence which was constructed by the present owners 5 years ago. This individual house has been very tastefully finished to offer what is now a most comfortable home with gas underfloor heating to the ground floor and UPVc double glazing.

The open plan accommodation offers many features including a well fitted kitchen which a gas hob, electric oven, a fridge freezer, washing machine and a dishwasher. The bright living room has bi fold doors to the outside which floods the room with light. Furthermore, there a very attractive timber clad feature wall with sliding door and industrial style runners which leads to the rear porch. The ground floor shower room is extremely well appointed with attractive part tiled walls and floor. However, the particular feature here is the highly polished copper washbasin set in a polished slate top. From the living room the stairs wind up to a bright and spacious landing where there are 3 good sized bedrooms. The first bedroom has a contemporary and well appointed bathroom with slipper bath. Here, the industrial feel continues with an attractive copper towel rail which is also a feature to the well appointed family bathroom.

To the side of the property there is ample parking with access to a private front garden with chippings and raised decking. This further opens to the side and rear where there are winding steps leading up to the private garden. This has been laid out with ease of maintenance in mind but also attractively laid with raised flower beds, hedging and dry stone walling. Furthermore, there is a good size shed which gives the feeling of a seaside chalet. The garden is very private and sure to appeal to the discerning purchaser.

Located in a lovely village setting the house has rendered elevations under a tiled roof and benefits the balance of a 6 year Build Guarantee. This would make for an excellent and very comfortable home or alternatively, as a very easy to run 2nd home for those looking for something a little different. It would also produce an excellent income with the extremely busy holiday market and therefore we recommend viewing at the earliest opportunity to appreciate the accommodation and potential.

Services

All mains services connected.

Council Tax band

C

EPC Rating

B

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Braunton branch on 01271 814114

