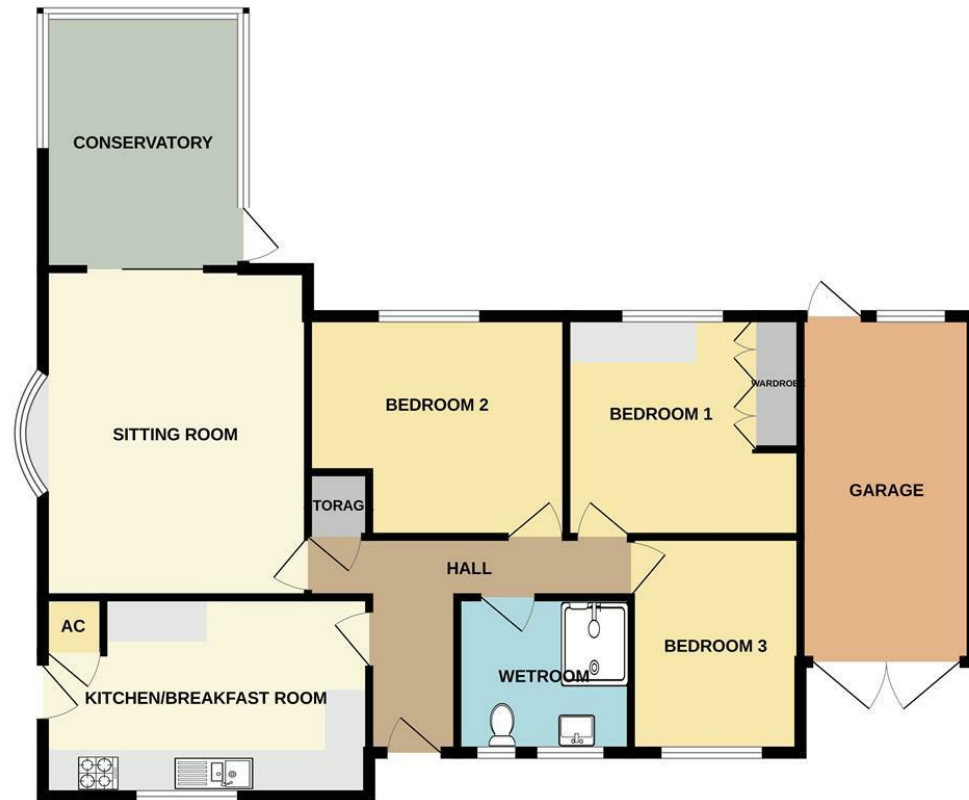


GROUND FLOOR  
1118 sq.ft. (103.9 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 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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## Directions

From Barnstaple proceed along the A361 to Braunton, at the centre of the village proceed straight ahead towards Ilfracombe and take the first left immediately after the Fire Station. Proceed on this road to Darracott and then on approaching Georgeham Village turn right into Longlands Lane carry onto the end and turn left into Rock Hill and the property will be found immediately on the left hand side. It forms the corner of Longlands Lane and Rock Hill.

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

Call 01271 814114

or email [braunton@phillipsland.com](mailto:braunton@phillipsland.com)

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## Immaculate 3 Bedroom Bungalow

Field End Rock Hill, Georgeham, Devon, EX33 1JW

Asking Price

**£510,000**

- 3 Good Size Bedrooms
- Kitchen/Breakfast room
- Sitting Room, Conservatory
- Wet Room, UPVC Double Glazing
- Quantum Dimplex Heating
- Delightful & Private Gardens
- Off Road Parking & Garage
- NO ONWARD CHAIN
- EPC - B





## Room list:

### Entrance Hall

### Lounge

4.83 x 3.91 (15'10" x 12'10")

### Conservatory

3.84 x 2.82 (12'7" x 9'3")

### Kitchen/Breakfast room

4.83 x 2.95 (15'10" x 9'8")

### Bedroom 1

3.15 x 2.95 (10'4" x 9'8")

### Bedroom 2

3.84 x 2.95 (12'7" x 9'8")

### Bedroom 3

3.12 x 2.51 (10'3" x 8'3")

### Wet Room

### Attached Garage

5.08 x 2.50 (16'7" x 8'2")

### Bricked Paved Off Road Parking

### Delightful & Very Private Gardens to 3 Sides

### 2 Garden Sheds

This is an excellent opportunity to acquire a well proportioned and beautifully presented 3 bedroom link detached bungalow situated in the very sought after village of Georgeham. This modern home is of traditional cavity construction with pleasing rendered elevations under a concrete tiled roof. The property has been very well looked after and has Upvc double glazing, efficient Quantum Dimplex heating and solar back up. It is, therefore, an easy to run home.

An internal viewing is essential to appreciate the bright and pleasing accommodation. This is sure to appeal to those looking for a comfortable retirement home, or somewhere for a growing family. The rooms flow nicely with a good size hall with useful store cupboard. The sitting room has a stone feature fireplace with wood mantle and a barrel bow window. A sliding door opens into the heated conservatory which can be used as a dining room. The kitchen/breakfast room is nicely appointed and has a double oven and hob. From here there is a door to the side garden. There are 3 good size bedrooms and a wet room ideal for the elderly or for wheelchair access.

To the front is a brick drive to a herring bone design and this offers off road parking and access to the attached garage. The front garden is attractive laid out with lawns, low fence, ornamental conifers and a variety of shrubs and plants. A side gate leads to the side garden which offers excellent privacy. There are flower beds and a patio area. This then leads to the rear garden with apple and magnolia trees and a screened area to the rear of the garage where there are 2 very useful garden sheds. There is also rear access to the garage. The gardens are delightful and catch the sun and are very private. These are a super feature to the property.

Bungalows of this quality, style and position are always in very good demand, so we suggest you view at the earliest time to avoid disappointment.

Field End is situated almost to the edge of Georgeham. This is a beautiful Devon village which caters well for its residents with two very popular public houses/restaurants. There is also a primary school, village hall, a good local shop/post office and church. A short drive away is the coastal village of Croyde. This is renowned for its beautiful sandy bay and excellent surf. There are good restaurants here, too and further pubs. Saunton Sands is a little further on down the road. This has a larger beach and The Saunton Golf Club with its 2 championship courses.

Within easy reach is Braunton village, thought to be one of the largest in the country. It offers a good range of amenities including post office, medical centre, primary and secondary schooling and a library. There are coffee houses, pubs and churches. The Tesco Superstore is here and the family run Cawthorne's store.

A bus service connects to Barnstaple, the main north Devon town. Here there is covered shopping in the town centre shopping at Green Lanes and out of town shopping at Roundswell. Leisure and social facilities include a brand new leisure centre, Tarka Tennis Centre, ten pin bowling, a cinema and The Queens Theatre. There is access on to The North Devon Link Road which provides a convenient route to the M5 motorway at junction 27. There is also the Tarka Rail Line to Exeter in the south which connects to London.

## Services

Electric, Water & Drains

## Council Tax band

C

## EPC Rating

E

## Tenure

Freehold

## Viewings

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

