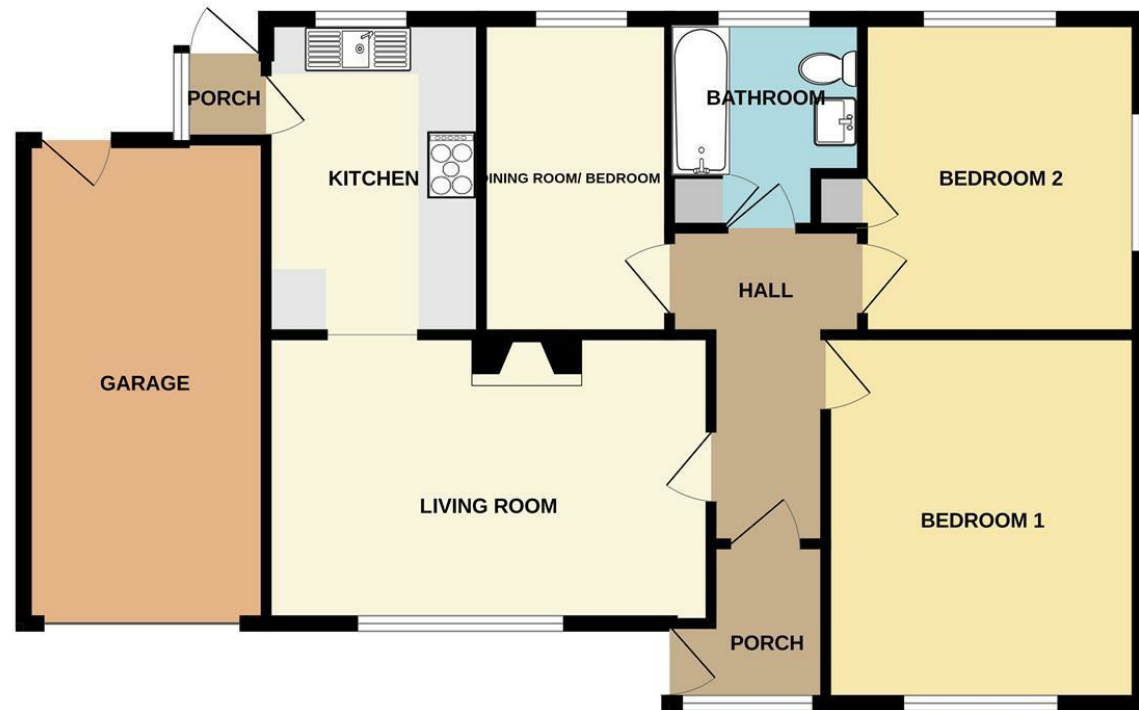


GROUND FLOOR
896 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.2 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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Modern 3 Bedroom Bungalow

Denre, 24 Davids Hill, Georgeham, Devon, EX33 1QF

Asking Price

£409,950

- No Onward Chain
- Living Room, Kitchen
- Tremendous Potential
- Entrance Hall & Rear Porch
- Bathroom & Electric Heating
- End Of Cul de Sac Location
- In Need of Improvement
- Garage, Parking & Gardens
- EPC: E

Directions

From Barnstaple proceed on the A361 to the centre of Braunton. At the crossroads and traffic lights continue on signposted to Ilfracombe and then turn left signposted to Georgeham just after the Fire Station. Continue up the hill and along the top road. Continue through the hamlet of Darracott and then continue into the village of Georgeham. As the road then goes down towards the T junction, turn left into Davids Hill, just before the T-junction. Continue along to the very end of the road and Denre is on the right hand

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or email braunton@phillipsland.com

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 Porch & Hall

Lounge
4.89 x 3.10 (16'0" x 10'2")

Kitchen
3.47 x 2.36 (11'4" x 7'8")

Rear Porch

Bedroom 1
3.82 x 3.42 (12'6" x 11'2")

Bedroom 2
3.88 x 2.97 (12'8" x 9'8")

Bedroom 3 (Dining Room)
3.48 x 2.08 (11'5" x 6'9")

Garage
5.78 x 2.66 (18'11" x 8'8")

Enclosed Rear Garden

We are honoured to be able to offer to the market 'Denre' which is a detached 3 bedroom modern bungalow offering NO ONWARD CHAIN..

Built in the early 1990's by Messrs Lovell Homes Ltd, it is of traditional cavity wall construction with pleasing part rendered, part exposed stone and part tiled elevations under a concrete tiled roof. There is the benefit of majority Upvc double glazing and electric heating. Unusually, however, there are radiators in the rooms, so there may well have been oil central heating at some stage. (There is now no boiler or oil tank). Many of the properties in Davids Hill have been extended, altered and changed and Denre offers this potential, subject to pp. This could then make for a good family home or as a retirement home which enjoys a peaceful position. The bungalow sits to the very end of the development, in a quiet cul de sac, as there is very limited passing traffic.

The rooms flow nicely with an entrance porch and hall. This leads into the living room which opens into the kitchen which has the original Schreiber units - ideal for anyone looking for that 'retro' feel! From here there is a very useful rear lobby which offers access to the rear garden. There are 3 bedrooms, one of which can be used as a dining room and a bathroom with a 3 piece suite.

To the front of the bungalow is an open plan garden which is laid to lawn and a drive for off road parking and which leads to the attached garage. There is side pedestrian access to the rear garden which offers a good degree of privacy with maturing hedging and a patio area. From here there is a rear door into the garage.

Property in this good residential location are always in demand and so we recommend a full viewing to appreciate the potential the bungalow offers and the lovely position within which it sits.

Georgeham is an extremely sought after and typical Devon village surrounded by superb countryside. Davids Hill is a development of similar style houses and bungalows, situated close to the centre of the village.

Here, there is a very good primary school and church. Furthermore, there are two extremely good pubs/restaurants. There is easy access to the larger village of Braunton, only a few miles to the south east. Here there are further amenities including secondary schooling, a Tesco store and the family run Cawthorne's Store.

The superb sandy beaches at Croyde and Saunton, renowned for their excellent surfing, are only a few minutes drive away and at Saunton, there is highly regarded golf club with its two championship courses. Delightful countryside surrounds the village and there are further beaches at Putsborough and Woolacombe.

Barnstaple, the regional centre of north Devon, is approximately 7 miles to the south east and here a wide range of amenities can be found. This includes covered town centre shopping at Green Lanes and out of town shopping at Roundswell. There is access on to The North Devon Llnk Road which provides a convenient route to the M5 motorway. There is also the Tarka Rail Line to Exeter in the south which connects to London.

Services

Water, Electric & Drainage

Council Tax band

C

EPC Rating

E

Tenure

Freehold

Viewings

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

