



20 LONGLAND LANE, GEORGEHAM
TOTAL FLOOR AREA: 957 sq.ft. (88.9 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 is given in their operability or efficiency can be given.
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Directions

From Barnstaple proceed on the A361 to Braunton and at the centre of the village and traffic lights continue straight on signposted to Ilfracombe. After a short distance turn left just after the fire station which is signposted to Georgeham. Continue up the hill and carry on along this road without deviation over the top with a fine view over the bay to the left. Continue through the hamlet Darracott and continue on into Georgeham. As you go up the hill into the village take the first turning right into Longland Lane and the property will be found a short distance down on the right hand side.

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for free!**

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or email braunton@phillipsland.com

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3 Bed Detached Bungalow Offering Scope & Potential ^{Guide Price}

20 Longland Lane, Georgeham, Braunton, EX33 1JR

£455,000

- 3 Bedroom Bungalow
- Popular Village Location
- 'No Onward Chain'
- In Need Of Modernisation
- Level Gardens
- Viewing Absolutely Essential
- Tremendous Scope & Potential
- Garage & Off Road Parking
- EPC: Band D



Room list:

Entrance Porch

1.07m x 0.81m (3'6 x 2'8)

Entrance Hall

5.82m x 2.39m (19'1 x 7'10)

Sitting Room

4.22m x 4.22m (13'10 x 13'10)

Kitchen Diner

3.71m x 3.00m (12'2 x 9'10)

Bedroom 1

3.30m x 3.30m (10'10 x 10'10)

Bedroom 2

3.33m x 3.30m (10'11 x 10'10)

Bedroom 3

3.30m x 2.08m (10'10 x 6'10)

Bathroom

2.39m x 2.08m (7'10 x 6'10)

Garage

7.57m x 2.36m (24'10 x 7'9)

Tremendous scope and potential

Large garage

Viewing essential

Situation

Georgeham is an extremely sought after and typical Devon village surrounded by superb countryside. Longland Lane 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, church and village shop/post office. 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 Link 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.

Overview & Garden

This is a rare and exciting opportunity to acquire this 3 bedroom link detached bungalow situated within a favoured location within this sought after village location of Georgeham. The property is found in need of some modernisation and updating, yet once done will provide a most comfortable and fine family home. The property offers tremendous scope and potential for those purchasers wishing to put their own mark and stamp upon yet is found in clean and tidy condition and benefits from full PVC double glazing, with oil fired central heating with solar PV panels and has the added advantage of having 'No ongoing chain'. Agents note: (Subject to formal grant of probate)

Briefly the internal accommodation comprises, entrance porch leading into the entrance hall serving all rooms. Directly to the front is a large bright and spacious sitting room with open fireplace with tiled surround. Across the hall is access to bedroom 2 being a good size double room and like the sitting room enjoys a pleasant outlook that overlooks the front garden. There are two further bedrooms, the principle bedroom 1 is located to the rear and has direct access leading into the garden via a sliding door. The 4 piece family bathroom comprises of bath, wash basin, WC and bidet with fully tiled surround. From the hall a part glazed door leads into the kitchen diner having a wide assortment of base and wall units. There are working surfaces with inset sink unit along with space and plumbing below for a washing machine. A connecting door leads into the 24' garage where the oil boiler is located to the far end feeding hot water and central heating systems. There are double opening doors that lead onto the driveway providing off road parking and personal door to the side of the garage leading into the garden.

Directly to the front is a level lawn with flower border stocked with many mature plants and shrubs, there is a private driveway providing off road parking for 2 vehicles leading to the garage. There is side access to one side leading to the rear garden that enjoys a high degree of seclusion and privacy, being level and fully enclosed therefore, child and pet friendly. There are two crazy paved patio areas at either end providing an ideal space for a dining set and enjoys a good degree of sunshine throughout different times of the day.

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.

Services

Mains water drainage and electric. Oil C/H

Council Tax

Band D

EPC Rating

Band D

Tenure

Freehold

Viewings

Strictly by appointment with the Braunton office 01271 814114

