

GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA - 411 sq.ft. (38.2 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 is given as to their operability or efficiency can be given.
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Exclusive 'Turn Key' Opportunity

Hills Haven, 3a Davids Hill, Georgeham, Braunton, Devon, EX33
1 OF

Asking Price

£359,950

- Super 'Turn Key' Property
- High Level Fittings Throughout
- Off Road Parking, Super Patio Garden
- Individual & Ideal Holiday Home
- 1 Bedroom & Tiled Shower Room
- Under floor Heating, UPVc D/G
- Quiet & Tucked Away Position
- Open Plan Living/ Kitchen/Dining
- EPC: D

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

Fully Tiled Shower room
1.89 x 1.79 (6'2" x 5'10")

Kitchen/Breakfast Area
3.91 x 3.42 (12'9" x 11'2")

Living Area
3.55 x 2.50 (11'7" x 8'2")

Bedroom
3.47 x 2.65 (11'4" x 8'8")

Off Road Parking

Oil Tank & Boiler Enclosure

Patio Garden & Outside Shower

Enclosed Storage Area

Overview

Very rarely does a property such as Hills Haven come to the market. This compact, yet surprisingly airy and light property demands an internal viewing to appreciate what it has to offer. The owners have exercised lots of original thinking, resourcefulness and plenty of vision, to offer what is now an ideal 'turn key' bolt hole retreat which will also make for a valuable AirBnB opportunity.

Thoughtfully extended and fitted throughout to a very good standard, this is an ideal opportunity to acquire a single bedroom property which is sure to appeal to a young professional and surf enthusiast who is looking for a conveniently situated and easy to run property to take a break, away from the everyday hub bub of life. There is the benefit of oil under floor heating throughout and UPVc double glazing.

The property really has to be viewed to appreciate the surprising space and the quality of finish. The entrance hall has 2 very useful store cupboards, one of which is for wet suit drying with heating and drainage. There is a very well appointed and fully tiled shower room. The open plan kitchen/ breakfast/ living room has a part vaulted ceiling with automatic electric Velux windows to the kitchen/ breakfast area which also has a built in hob, oven and microwave. The living room area is double aspect and has full bi folding doors which lead right out to the patio gardens. The bedroom is to the side and this has views to the countryside in the distance.

To the front of the property is dedicated off road parking with a side gate to the boiler

The Area

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

Water, Electric, Drains

Council Tax band

Business Rates: Apr 23 - Present
Rateable Value £1650

EPC Rating

D

Tenure

Freehold

Viewings

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

