



1 DAVIDS HILL, GEORGEHAM

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## Spacious 3/4 Bedroom Detached Bungalow

1 Davids Hill, Georgeham, Branton, EX33 1QF

Guide Price

**£465,000**

- Spacious Detached Bungalow
- 3 Bedrooms
- Pleasant Garden Plot
- Pleasant Cul De Sac Position
- 2 Garages With Scope
- EPC: Band D
- Offering Flexible Accommodation
- Kitchen & Utility Room / WC
- Viewing Essential

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## Overview

We are delighted to be able to offer to the market 1 Davids Hill which is a spacious 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 PVC double glazing along with oil fired boiler serving central heating and hot water to the property.

This particular property has the advantage of an additional reception room located above the attached garage and lends itself to a variety of uses. This is currently used as a second reception room/ living room but would make a lovely 4th bedroom if required or alternatively would make a spacious office/study room for those that require and need the ability to work from home.

Briefly the internal accommodation comprises entrance porch leading through to the entrance hall, located on the left is the bright and spacious lounge diner which overlooks the front elevation and onto the cul de sac. A staircase leads up to a living room / bedroom 4. This lovely room has a sky light and port hole feature window with views. This could of course be used as a fourth bedroom if required. Furthermore, the garage below offers tremendous scope and potential to be adapted/reconfigured to create further living accommodation if required subject to the necessary planning permission and consent. The kitchen has a wide assortment of base and wall units with ample working surfaces with inset sink unit along with space and plumbing below for a washing machine. From here there is access that leads to a good size utility room, with extra working surfaces, oil fired boiler serving central heating system along with a cloakroom to include WC and wash basin. There are 3 ground floor bedrooms, two of which are generous double rooms whilst bedroom 3 is a comfortable single room. The shower comprises of a white 3 piece suite to include a large walk in shower enclosure with aqua panelling, WC and wash basin.

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

## Council Tax

Band C

## EPC Rating

Band D

## Tenure

Freehold

## Viewings

Contact the Braunton  
office on (01271)  
814 114.



## Garden & Situation

The property is well positioned occupying a corner plot position within the cul de sac. The property has the advantage of having two garages, an integral garage forms part of the bungalow and has its own driveway furthermore, there is an additional garage located within the rear garden, there are secure timber gates leading to the garage and has the benefit of a larger private driveway providing off road parking for numerous vehicles. Directly to the front is a small lawn garden with plants and shrub. The rear garden is fully enclosed therefore, child and pet friendly and is laid to lawn to the majority with paths leading to a lower small decking area that enjoys a good degree of privacy. There is also a raised curved patio perfect for alfresco dining and entertaining. There are well stocked flower borders containing numerous species of plants and shrubs.

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 and church. A short drive away is the coastal village of Croyde. This is renowned for it's 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 it's 2 championship courses.

Within easy reach is Braunton village, thought be 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 Lnk 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.

## Room list:

**Entrance Porch**  
2.18m x 1.42m (7'2 x 4'8)

**Entrance Hall**  
3.56m max x 2.06m max (11'8 max x 6'9 max)

**Lounge Diner**  
4.90m x 3.07m (16'1 x 10'1)

**Living Room / Bedroom 4**  
6.50m x 2.51m (21'4 x 8'3)

**Kitchen**  
3.45m x 2.31m (11'4 x 7'7)

**Utility Room**  
2.67m x 2.44m (8'9 x 8'0)

**WC In Utility**  
1.78m x 0.71m (5'10 x 2'4)

**Bedroom 1**  
3.86m x 2.95m (12'8 x 9'8)

**Bedroom 2**  
3.78m x 3.40m (12'5 x 11'2)

**Bedroom 3**  
3.48m x 2.11m (11'5 x 6'11)

**Shower Room**  
2.46m x 2.06m (8'1 x 6'9)

**Garage**  
4.93m x 2.44m (16'2 x 8'0)

