



2 PAIL PARK, KNOWLE

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3 Bed Semi Detached House 'Offers Scope & Potential'

2 Pail Park, Knowle, Branton, EX33 2LP

Guide Price

£340,000

- Spacious 3 Bed Family Home
- Kitchen Diner
- Large Garden Plot
- Pleasant Elevated Position
- 3 Bedrooms
- Parking Space
- Dual Aspect Sitting Room
- Modern Shower Room
- EPC: Band C

Directions

From Branton square proceed directly across signposted to Ilfracombe on the A361 . After approximately 1 mile you enter the village of Knowle, take the first turning on the right and proceed along the country lane, at the junction with the Ebrington Arms bear right into Winsham Road where the property will be found approximately 75 yards on your right. There is a large splay for car parking clearly displayed 'Number 2 Pail Park'.

Looking to sell? Let us
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for free!

Call 01271 814114

or email branton@phillipsland.com

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Overview

Phillips Smith & Dunn are delighted to offer to the market number 2 Pail Park found to be a most spacious 3 bedroom semi detached house situated within the popular and well respected village of Knowle. The property occupies an elevated position set up from the road and enjoys a pleasant outlook from the front elevation. The property benefits from a gas fired combination boiler installed approximately 3 years ago, along with double glazing throughout and has the benefit from a recently replaced roof also installed approximately three-years ago furthermore, there is the advantage of having 'no ongoing chain' therefore, can be occupied with the minimum of delay.

The property provides tremendous scope and potential in terms of purchasers wishing to put ones mark upon furthermore, the agents consider there is also scope to extend thus creating a splendid family home, (subject to necessary planning permission and consents). The property stands on a good size generous plot with a gently sloping large garden to the rear that backs onto an open field.

The property is accessed via steps that lead up to a level large patio terrace directly to the front of the property. Briefly the internal accommodation comprises entrance porch with inner door leading into the entrance hall with staircase rising to the first floor. Door to sitting room, this is a bright dual aspect room with gas fire having a brick surround provides a focal point to the room. The kitchen diner is a well proportioned room and has a comprehensive range of base and all units along with a large expanse of working surfaces. There is a range cooker situated to one corner with part tiled walls. Furthermore, there is a large walk in pantry cupboard. There is a connecting door leading to a side lobby providing useful access to the front and rear of the property. There is also the advantage of a utility room and cloakroom WC. To the first floor there are 3 bedrooms, two of which are generous double bedrooms that enjoy a pleasant outlook from the front elevation. Bedroom 3 is a comfortable single room and overlooks the rear garden and beyond. The shower wet room comprises of a modern suite to include an electric shower, WC and wash basin. There are part tiled walls along with aqua panelling for easy maintenance and practicality.

In all, this is a lovely property which will make for a very comfortable home for a growing family. We recommend a viewing at the earliest opportunity to avoid disappointment.

Services

All mains connected

Council Tax

Band B

EPC Rating

Band C

Tenure

Freehold

Viewings

Please contact us on
(01271) 814114
to arrange a visit.



Room list:

Entrance Porch

1.37m x 0.91m (4'6 x 3'0)

Entrance Hall

1.50m 1.27m (4'11 4'2)

Sitting Room

5.28m x 3.45m (17'4 x 11'4)

Kitchen Diner

5.26m x 3.30m (17'3 x 10'10)

Side Lobby

3.07m x 1.19m (10'1 x 3'11)

Utility Room

3.43m x 1.93m (11'3 x 6'4)

WC

1.96m x 0.81m (6'5 x 2'8)

First Floor

Landing

2.90m x 1.80m (9'6 x 5'11)

Bedroom 1

4.47m max x 3.38m (14'8 max x 11'1)

Bedroom 2

3.99m max x 3.35m max (13'1 max x 11'0 max)

Bedroom 3

2.46m x 2.31m (8'1 x 7'7)

Shower Room

2.92m x 1.78m max (9'7 x 5'10 max)