

We value **your** property



GROUND FLOOR 928 sq.ft. (86.2 sq.m.) approx.





Directions

From Barnstaple proceed to Braunton Square. Continue on at the traffic lights on to Chaloners Road towards Ilfracombe. Turn left just after the Fire Station signposted to Georgeham. Carry on up the hill without turning off. Continue on through the hamlet of Darracott and into Georgeham village. On entering the village carry on towards the centre and the Post Office and Stores but turn left just before the T junction into David's Hill. Take the 1st cul de sac on the right and the bungalow is at the very bottom.

Looking to sell? Let us value your property for free! Call 01271 814114 or email braunton@phillipsland.com

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- 2 Good Bedrooms & Shower Room Open Plan & Split Level Design
- Bright Sitting Room & Lounge • Quiet Cul De Sac Location
- Delightful & Well Stocked Gardens Dedicated Car Space
- Sales. Auction. Letting. Land. Commercial. Professional. Residential.

Braunton 01271 814114 • Barnstaple 01271 327878 www.phillipsland.com braunton@phillipsland.com

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Thoughtfully Extended & Deceptive Home £449,950 Asking Price

- Spacious Kitchen & Dining Area

- UPVc D/G & Oil Central Heating
- EPC : TBC



We are delighted to be able to offer to the market this extremely well presented detached bungalow which nestles nicely within this very sought after village. The present owner has thoughtfully extended the original accommodation to take full advantage of space and light, so we recommend a viewing so this can be fully appreciated.

The rooms flow well and have UPVc double glazing and oil fired central heating. The entrance hall has a built in coats cupboard and boiler room. You then enter the open plan kitchen & dining areas which are split level to the lower sitting room. These rooms are very bright and airy with engineered oak flooring and you immediately feel at home as soon as you enter. The kitchen is well fitted with dishwasher, hob and oven and the dining has a Velux to take in the maximum light. There are a few steps down to the relaxing sitting room which has a large picture window which looks over the gardens. The rear hall has a store cupboard and leads to the 2 double aspect bedrooms. The main bedroom has built in wardrobes and the shower room has part tiled walls and tiled floor.

The bungalow sits on a good size, gently sloping plot which splays out to the rear. There is an off road parking space to the front with further gravelled area and lawn. There is access either side to the rear garden. This is very sunny and offers a very good degree of privacy. Laid mainly to lawns, there numerous trees and shrubs. There is a good size patio from the sitting room and this is ideal for al fresco dining. There is a useful garden shed, an attractive and colourful rockery garden. The oil tank is hidden away to one side of the bungalow.

In all this is a wonderful home which will appeal to many different types of buyers, so a viewing is essential.



The bungalow is situated in a quiet cul de sac which forms part of the ever popular David's Hill development which is to the centre of the village of Georgeham. This is a thriving community and is located between the larger village of Braunton and the equally sought after coastal village of Croyde.

The village caters well for its inhabitants with a church, primary school, two excellent pub/restaurants and a community shop. There is also a bus stop to the top of the cul de sac which connects to Braunton, where there is a wider range of amenities. These include a secondary school, a Tesco Superstore, the family run Cawthorne's store, restaurants, pubs, medical centre, churches and a good number of local shops and stores.

Only a few minutes drive away are the superb sandy beaches at Croyde and Saunton, which also boasts the renowned golf club with its two championship courses. There are further beaches at Putsborough & Woolacombe. All the beaches are renowned worldwide for their quality of surf and golden sands.

Barnstaple is the regional centre of north Devon and is approximately 8.5 miles away. Here there is further education, town centre covered shopping at Green Lanes and out of town shopping at Roundswell where there is a good choice of superstores. There are good and social and leisure facilities including The Queen's Theatre, Scott's cinema, tenpin bowling and a brand new leisure centre. There is access to the M5 motorway via The North Devon Link Road at junction 27 and rail links to London via Tiverton Parkway and the Tarka Line, which connects to Exeter. This picks up the direct route to London Paddington.

In all, this is a most superb property which is sure to appeal to buyers looking for a very comfortable retirement home and which is in impeccable order throughout. Be quick, as this will attract a lot of interest

Services

Mains Water, Electric & Drains. Oil Heating

Council Tax band

EPC Rating TBC

Tenure Freehold

Viewings

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





Room list:

Entrance Hall

Open Plan Kitchen, Dining & Garden Rooms

Kitchen Area 4.40 x 2.37 (14'5" x 7'9")

Dining Area 3.48 x 2.30 (11'5" x 7'6")

Sitting Room 3.58 x 2.98 (11'8" x 9'9")

Lounge 4.44 x 3.56 (14'6" x 11'8")

Hall with Store Cupboard

Bedroom 1 3.61 x 3.06 to wardrobes (11'10" x 10'0" to wardrobes)

Bedroom 2 3.38 x 2.70 (11'1" x 8'10")

Shower Room 2.45 x 2.08 (8'0" x 6'9")

Delightful Sunny Gardens

Off Road Parking Space