



TOTAL FLOOR AREA: 928 sq.ft. (86.2 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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Thoughtfully Extended & Deceptive Home

3 Davids Hill, Georgeham, Branton, EX33 1QF

Asking Price

£449,950

- 2 Good Bedrooms & Shower Room
- Open Plan & Split Level Design
- Spacious Kitchen & Dining Area
- Bright Sitting Room & Lounge
- Quiet Cul De Sac Location
- UPVc D/G & Oil Central Heating
- Delightful & Well Stocked Gardens
- Dedicated Car Space
- EPC : TBC

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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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.

Services

Mains Water, Electric & Drains. Oil Heating

Council Tax band

C

EPC Rating

TBC

Tenure

Freehold

Viewings

Strictly by appointment through Phillips, Smith & Dunn Branton 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