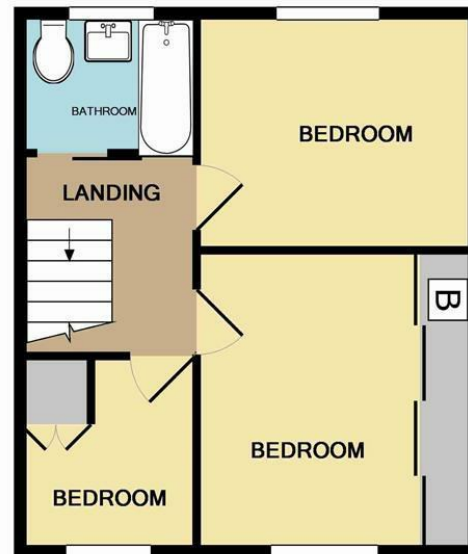


GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given
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Lovely Semi Detached Family Home

7 Churchford Road, Knowle, Knowle, Branton, EX33 2LT

Asking Price

£325,000

- 3 Bedroom Family House
- Gas Heating, UPVC D/G
- Garage & Good Off Road Parking
- Good Size Living Room
- Family Bathroom White Suite
- Sought After Village
- Nice Kitchen & Rear Utility
- Good Size Gardens To 3 Sides
- EPC - D

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value your property
for free!**

Call 01271 814114

or email branton@phillipsland.com

Directions

From Barnstaple proceed along the A361 to Branton and continue to the very centre of the village. At the crossroads and traffic lights continue on, signposted to Ilfracombe. Proceed to the village of Knowle and pass the garage on the right hand side. Then take the 2nd turning right into Manor Mill Road. Churchford Road will then be found being the 2nd turning on the right. No. 7 is then on the right hand side.

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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Offered for sale in excellent order throughout is this 3 bedroom modern semi detached house. The property is easy to run with UPVc double glazing and gas fired central heating. Of timber frame construction with attractive part rendered and part exposed brick elevations, this will be ideal for a growing family or those wanting to downsize.

The bright accommodation comprises a good sized entrance hall with understairs cupboard & a good size double aspect living room with fireplace. The kitchen has white fronted units & there is access to a useful rear porch/utility room. To the first floor there are 3 bedrooms, one with built in wardrobes to one wall and a nicely fitted, tiled family bathroom.

The property stands on a good size level plot with tarmacdam drive offering off road parking and which leads to an attached garage. There is further parking to the front of the property with lawned garden area. To the side ia an area laid to chippings and which opens to the rear. This is a great area for a youngster to kick a ball whilst still being easy to look after. To the bottom of the garden is a raised decked area and this is a good place to sit in the evening and unwind with a glass of wine.

The property is sure to appeal to those persons seeking a property for the growing family or alternatively, for those wanting to downsizing. A viewing is highly recommended at the earliest opportunity to avoid disappointment.

Services

All Mains Connected

Council Tax band

C

EPC Rating

D

Tenure

Freehold

Viewings

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



Churchford Road is a private road situated within the very sought after village of Knowle which is approximately 1 mile from the larger village of Branton. The village offers a garage with post office/stores & The Ebrington Arms pub/ restaurant. The superb and sandy beaches at Saunton & Croyde are about 4 & 6 miles away and Saunton also boasts the renowned golf club with its 2 championship courses.

There is a regular bus service to the large Victorian town of Ilfracombe, to the north and also to Branton, about 1 mile away. Branton is one of the largest villages in England and it caters well for its inhabitants. The good amenities include primary & secondary schooling, churches, public houses, shops & stores including Tesco superstore &family run Cawthornes Store. Barnstaple is the main north Devon town and is approximately 6 miles away and connected by a regular bus service, Here there is covered town centre shopping at Green Lanes and out of town shopping at Roundswell. Here there is a wide choice of super stores.

There is access on to The North Devon Link Road which provides a convenient route to the M5 motorway at jnt. 27. The Tarka Train Line links to Exeter in the south and this connects directly to London Paddington.

Room list:

Entrance Hall

Living Room

6.52 x 3.41 narr. to 2.92

Kitchen

2.69 x 2.34 (8'10" x 7'8")

Utility

2.07 x 1.71 (6'9" x 5'7")

Bedroom 1

3.64 x 2.47 (11'11" x 8'1")

Bedroom 2

3.28 x 2.77 (10'9" x 9'1")

Bedroom 3

2.28 max x 2.27 (7'6" max x 7'5")

Bathroom

Garage

4.70 x 2.45 (15'5" x 8'0")

Good Off Road Parking

Long Rear Garden With Raised Deck

