



# turners



## Pail Park

Knowle, Braunton, EX33 2LP

£350,000

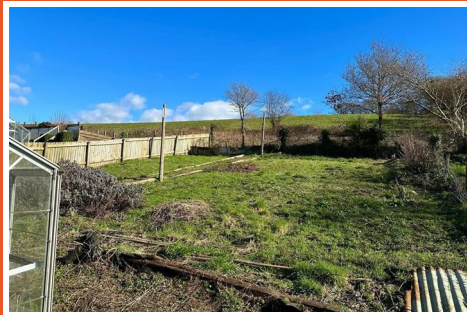




# 2 Pail Park

Knowle, Braunton, EX33 2LP

£350,000



Turners are delighted to bring to market this generously sized family home with an abundance of potential. This semi detached property located in the tranquil village of Knowle is set back in an elevated position and enjoys the picturesque views of North Devon's rolling countryside. Boasting a sizable rear garden that backs onto fields as well as a large front aspect patio, this house provides an idyllic setting for summer gatherings and entertainment. The property consists of large three bedrooms, a dual aspect living room, recently re-furbished bathroom, large family kitchen/diner and a useful utility room as well as off road parking. Other benefits include gas central heating, double glazing throughout and a new roof less than three years old.

Braunton is well known for it's passionate community spirit and is rumored to be the largest village in England with the famous stretch of Sands, Braunton Burrows. The hustling village offers an abundance of activities and eateries, all locally run.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breathtaking rolling countryside, perfect for avid walkers.

## Hallway

3'10" x 10'1" (1.19 x 3.09)

Entering via the side entrance is this hallway giving direct access to the kitchen/diner, utility, WC and rear garden.

## Utility Room

6'3" x 11'2" (1.91 x 3.41)

An ideal space for storing household items or additional white goods. This space offers the opportunity to extend the living accommodation, subject to usual planning.

## WC

6'5" x 2'8" (1.96 x 0.82)

A useful ground floor WC.

## Living room

An exceptionally light dual aspect living room with large windows offering front and rear views and centred around an ornate bricked fireplace.

## Kitchen/Diner

11'3" x 17'2" (3.44 x 5.25)

A generously proportioned 'L' shape kitchen/diner, with dual perspectives from both the front and rear, offering an abundance natural light. The kitchen comprises of; ample base and eye level units, inset stainless steel sink and drainer, a range cooker and a walk in pantry. The room effortlessly accommodates a dining table, making it a practical and sociable living pace for a modern family.

## Hallway

4'10" x 3'9" (1.49 x 1.16)

Upon entering the property via the front door, this hallway offers instant access to the lounge and stairs leading up to the first floor.

## Landing

9'4" x 5'10" (2.87 x 1.80)

Spacious landing with immediate access to all rooms on this floor.

### Bedroom One

12'9" x 11'1" (3.91 x 3.39)

A front facing room with delightful views of the surrounding countryside. This bedroom can comfortably fit a king size bed along with all associated bedroom furnishings.

### Bedroom Two

11'3" x 9'3" (3.44 x 2.84 )

A front aspect double bedroom with built in storage and ample space for a bed size of your choosing.

### Bedroom Three

8'0" x 7'6" (2.45 x 2.30)

This would make a perfect home office or children's bedroom with rear garden views.

### Bathroom

9'6" x 5'10" (2.91 x 1.78)

A recently modernised wet room with a stylish toilet, vanity unit wash basin, and wall-mounted shower with glass enclosure.

### Outside

Directly in front of the property At road level is a parking bay offering allocated parking for up to two vehicles.

The front garden consists of an expansive westerly facing patio that is bordered by beautiful mature shrubbery.

To the rear of the property is a large garden mainly laid to lawn with a small patio area and a tiered section, perfect for a fruit and veg patch. The garden also contains a useful shed and an easily accessible greenhouse.

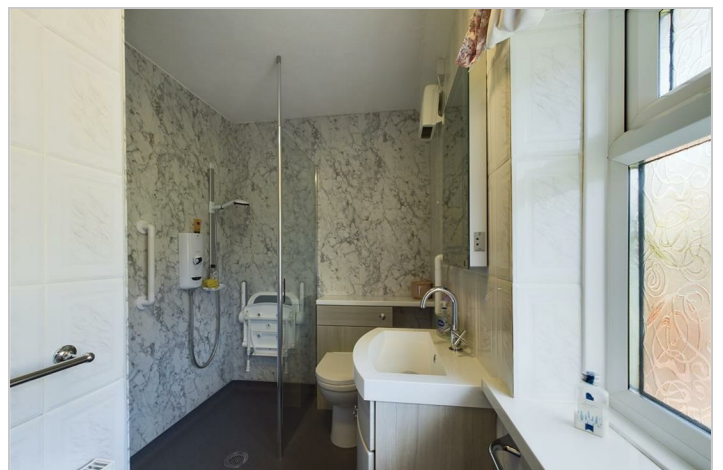
### Agents Notes

We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

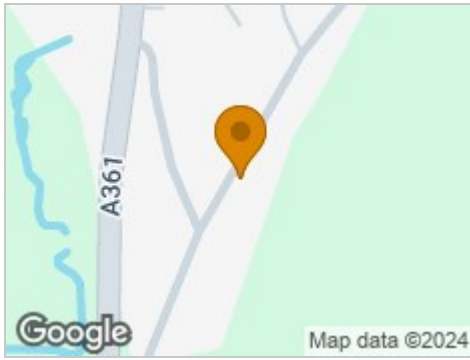
To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

### Directions

From our office on Caen Street, head in an Easterly direction along Caen Street. At the traffic lights, take a sharp left onto Chaloners Road and continue along until you enter the village Knowle. Upon entering Knowle, turn right onto Winsham Road and the property can be found on your right hand side.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Turners Property Centre - Braunton Office on 01271 815651 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

