



STAGS
FOR SALE
01273 322811
Viewing strictly by appointment only



9, Manor Mill Road

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Knowle, Braunton, Devon EX33 2LS

Village amenities close by. Braunton 1.5 miles. Woolacombe 15 minutes.

A stunning bungalow, with delightful views, gardens, garage and off street parking, in a favoured village close to the coast.

- Conservatory, Sitting/Dining Room
- Eat-in Kitchen, 2 Double Bedrooms
- Family Shower Room, Off Street Parking
- Garage, South Facing Gardens,
- Favoured Village Location
- Village and Countryside Views
- Recently Modernised
- Close to Coast and Amenities
- Council Tax Band C
- Freehold - No Onward Chain

Guide Price £299,950

SITUATION AND AMENITIES

The property is located in an enviable corner position, on a pleasant residential road, at the heart of the village and enjoys pleasant roof top and pastoral views. Knowle is situated 1.5 miles North of Braunton, garage with small convenience store, a regular bus service gives access to Braunton, Barnstaple and in the other direction to Ilfracombe. There is a pavement all the way into Braunton and there are many walks nearby, including pretty woodland walks.

Braunton offers a good range of amenities, including local shops, supermarket, library, medical centre, primary/secondary schooling, a good range of public houses and restaurants, and from here, access can be gained onto the Tarka Trail. Braunton is also the gateway to the glorious sandy beaches at Saunton Sands, Croyde, Putsborough and Woolacombe, and for golfers, there is the Saunton Golf Course which offers two championship courses.

DESCRIPTION

9 Manor Mill road is a detached single storey residence which presents elevations of painted render, exposed brick and double glazing under a tiled roof. The property has undergone some intelligent improvements both inside and out during the vendors 6 year tenure. It is beautifully presented, surprisingly spacious, offering generous accommodation which includes;



ACCOMMODATION

BREAKFAST/SUN ROOM a recently installed conservatory with large panel window surround, UPVC door, solar tint to self cleaning glass roof, enjoying delightful views across the village and countryside beyond. Door opening to HALLWAY loft hatch with drop down ladder to partly boarded and fully insulated loft space, carpet and column radiator, window through to conservatory. SITTING ROOM window to conservatory and another to the front aspect, again with delightful views, open fireplace with attractive wooden mantle above, LED downlighters, carpet and radiator. EAT-IN KITCHEN with window to side elevation. Modern fitted kitchen with space for a dining table, cupboard housing recently installed wall mounted gas boiler, ample wood effect work surface with a range of fitted storage units above and below, integrated appliances including AEG four ring electric hob, AEG oven below and extractor fan above, chest high microwave, dishwasher, 1 ½ bowl stainless steel sink, space for tall fridge freezer, LED downlighters, radiator and tiled flooring. BEDROOM 1 with large window to front aspect, carpet, radiator and space for several large wardrobes. BEDROOM 2 with window to side elevation, carpet and radiator, again space for freestanding wardrobes. SHOWER ROOM with large walk in shower, WC and hand wash basin with storage below, mirrored storage above, two opaque windows to rear elevation, chrome towel rail and tiled floor.

OUTSIDE

Enlarged brick pave driveway with parking for at least two cars. ATTACHED GARAGE with up-an-over door, concrete base, raised area to side which is mainly laid to lawn. At the entrance to the property there is a pathway leading round the front which is again mainly laid to lawn with an attractive low hung brick wall.

LETTINGS

This property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or rentals.northdevon@stags.co.uk.

SERVICES

All main services connected. According to Ofcom; Superfast internet services are available and mobile service is available inside the property with O2 and Vodafone.

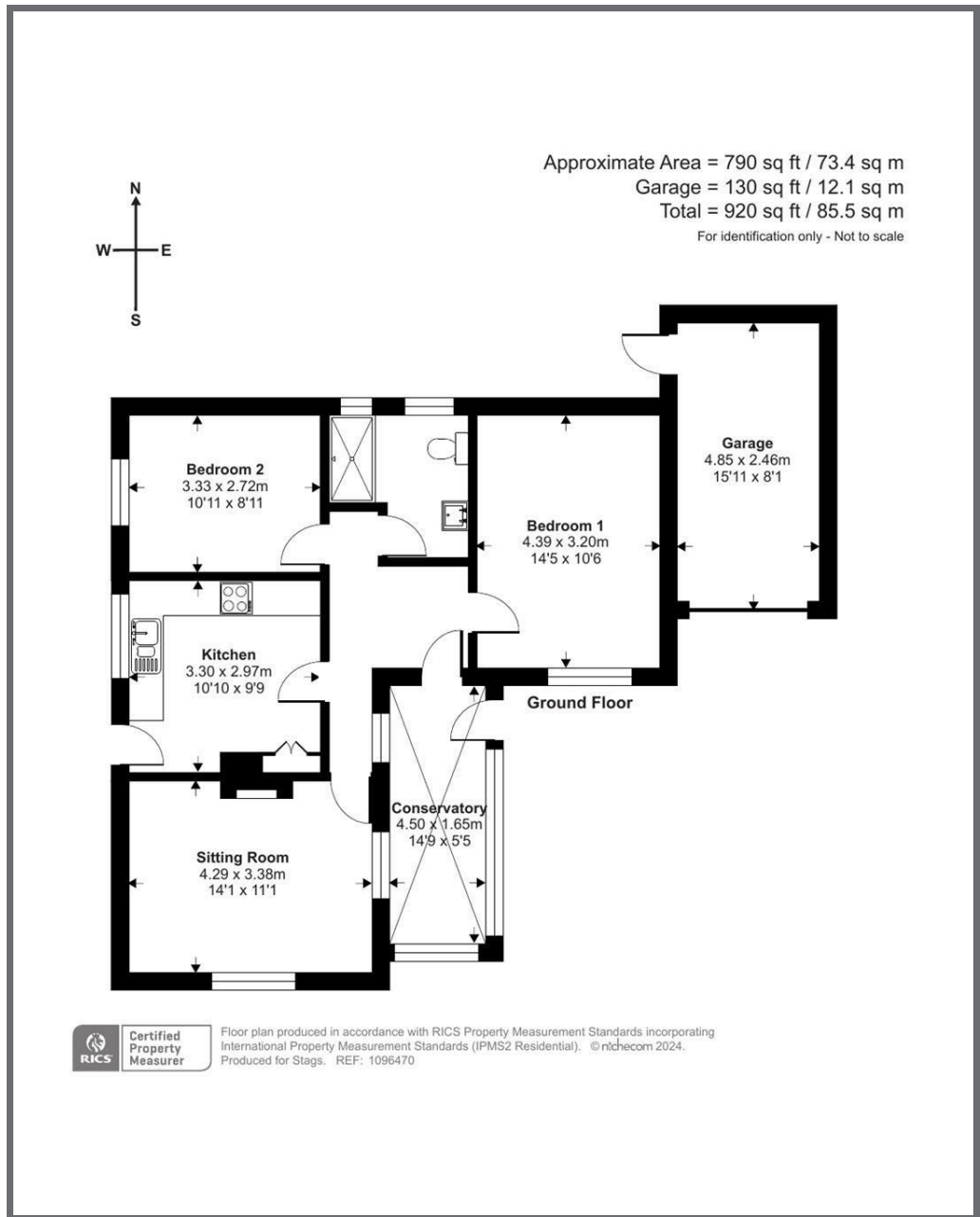
DIRECTIONS

From Braunton proceed north on the A361 towards Ilfracombe. On reaching Knowle pass the garage/convenience store on your right, pass the bus stop on the left and then turn right into Manor Mill Road. The property can be found on the left hand side with a number plate and for sale sign clearly visible.

What3words/// hamsters.petition.fittingly



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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