

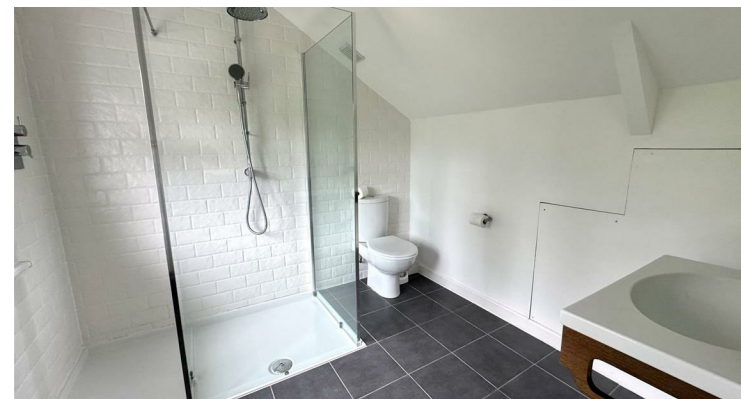


GROUND FLOOR



1ST FLOOR

34, DAVIDS HILL, GEORGEHAM
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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Deceptive 4 Bedroom Family House

34 Davids Hill, Georgeham, Branton, Devon, EX33 1QF

Asking Price

£539,950

- Spacious Detached House
- Good Open Aspect
- 4 Bedrooms, Master En Suite
- Sitting Room with open aspect
- Split level Kitchen Dining Room
- Conservatory & Study
- Garage and 2 x Driveways
- Garden backs onto fields.
- EPC: D

Directions

From Barnstaple proceed along the A361 to Branton. At the centre with the traffic lights continue on signposted to Ilfracombe. After the Fire Station turn left & continue up the hill & onto the hamlet of Darracott. and then on into Georgeham. Just before the centre of the village, with the post office/stores in front of you, turn left into Davids Hill, proceed ahead for approximately 100 metres where the property will be found on your left hand side.

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or email branton@phillipsland.com

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Room list:

Entrance Hall, Cloakroom

Sitting Room

6.05m max into bay x 4.34m max (19'10 max into bay x 14'3 max)

Kitchen

3.05m x 2.67m (10'0 x 8'9)

Dining Room

2.62m x 2.51m (8'7 x 8'3)

Utility Room

2.59m x 2.18m (8'6 x 7'2)

Conservatory

3.68m x 2.01m max (12'1 x 6'7 max)

Study

2.57m x 2.26m (8'5 x 7'5)

Bedroom 3

3.43m x 3.25m (11'3 x 10'8)

First Floor

Master Bedroom

3.15 x 3.00 (10'4" x 9'10")

En Suite Shower Room

Bedroom 2

3.28m x 3.00m (10'9 x 9'10)

Bedroom 4

2.21m x 2.08m (7'3 x 6'10)

Bathroom

Garage

5.03m x 3.45m max (16'6 x 11'4 max)

Situated to the very heart, yet to the edge of this sought after village is this modern and well proportioned 4 bedroom detached family home. The property stands on a generous plot within this favoured cul-de-sac and offers deceptively spacious accommodation, benefiting from uPVC double glazing and oil fired radiator central heating.

The house is sure to appeal to those looking for a good size family home. Alternatively, considering the good location, the property would suit as a sound holiday home from which an attractive income could be gained. The extended accommodation flows nicely with an entrance hall and cloakroom. The sitting room has a wood burner and a bay window which takes advantage of the open aspect to the church and towards the hills. The kitchen and dining room are split level and there is then access to the utility room and conservatory. To the other side of the house there is a study and bedroom. This area is ideal for a teenager. To the first floor, the master bedroom has built in wardrobes and a good en suite shower room. There are 2 further bedrooms here and a family bathroom. The rear garden has a patio, decked area, lawns with trees , shrubs and flowers. Beyond the garden are open fields.

There is ample off road parking as the house has 2 private driveways leading to the spacious attached garage/ workshop. There is side access to both side of the house along with useful timber shed. A delightful garden indeed which is sure to appeal to those with children being fully enclosed therefore, child and pet friendly.

Services

Mains Water, Electric & Drainage

Council Tax Band

D

EPC Rating

D

Tenure

Freehold

Viewings

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

