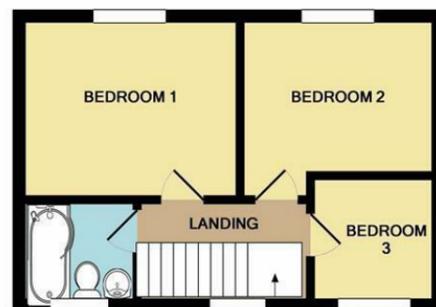




GROUND FLOOR



1ST FLOOR

47 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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## Directions

From Barnstaple proceed on the A361 to the centre of Braunton. At the crossroads and traffic lights continue on signposted to Ilfracombe and then turn left signposted to Georgeham just after the Fire Station. Continue up the hill and along the top road. Continue through the hamlet of Darracott and then continue into the village of Georgeham. As the road then goes down towards the village shop, turn left into Davids Hill, just before the T-junction. Continue along this road and after a short distance the property will then be found on the left hand side with a for sale board clearly displayed.

**Looking to sell? Request a free sales valuation for your property.**

Call 01271 814114

or email [braunton@phillipsland.com](mailto:braunton@phillipsland.com)

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## Well Presented & Much Improved Family Home

Asking Price

47 Davids Hill, Georgeham, Braunton, Devon, EX33 1QF

**£369,000**

- Splendid Family Home
- Newly Fitted Modern Kitchen
- Full PVC Double Glazed
- Favoured Location
- 3/4 Bedrooms
- Splendid Sunny Aspect garden
- Elevated Position
- Oil Centrally Heated
- Off Road Parking



## Room list:

### Entrance Hall

2.87m x 1.83m (9'5 x 6'0)

### Cloakroom WC

1.85m x 0.84m (6'1 x 2'9)

### Sitting Room

6.02m max x 3.15m (19'9 max x 10'4)

### Kitchen Breakfast Room

3.84m x 3.07m (12'7 x 10'1)

### First Floor

### Landing

### Bedroom 1

3.73m x 2.97m (12'3 x 9'9)

### Bedroom 2

3.30m x 2.62m (10'10 x 8'7)

### Bedroom 3

2.21m x 2.06m (7'3 x 6'9)

### Bathroom

1.88m x 1.85m (6'2 x 6'1)

### Garage / Bedroom 4

5.05m x 2.49m (16'7 x 8'2)

### Off Road Parking

### Splendid Rear Garden

## Overview

Situated to the heart of this very sought after village is this modern 3/4 bedroom detached family home which offers deceptively spacious and well planned accommodation. The property occupies a pleasant corner plot position being slightly elevated from the road and enjoys fine views overlooking the village, neighbouring countryside and far reaching sea glimpses in the distance.

An internal inspection is essential to appreciate this well designed home which has been greatly improved and modernised over recent years by the current occupier. The kitchen breakfast room has been completely reconfigured and remodeled and is now modern and stylish. This easy to maintain home is considered as an ideal family or holiday home which benefits from full PVC double glazing and oil fired radiator central heating. The property is currently being adapted with the conversion of the garage to a bedroom with en suite facility which is nearing completion. Therefore, the property can offer flexible living accommodation and is considered ideal for those with dependent relatives or those wishing to seek extra income.

The accommodation flows nicely and briefly comprises; entrance hall with cloakroom and WC. The bright and spacious sitting room enjoys a dual aspect with bay fronted window, taking advantage of the fine views. The impressive kitchen/breakfast room is extremely well appointed, having an ample range of base and wall units stylishly finished with Dove grey doors, and modern metro tiling. There are integral appliances with striking black electric hob, splash back and an eye level double oven. Whilst to the first floor there are 3 bedrooms 2 of which are double rooms along with a family bathroom and airing cupboard. The creation of the 4th bedroom will be integral from the entrance hall with access leading through the existing cloakroom. Split level steps will lead down into the bedroom with en suite.

The property forms part of the very popular Davids Hill development in Georgeham, built in the 1990's by Messrs Lovell Homes Ltd. The property is of traditional cavity construction with part rendered and part stone effect elevations under a tiled roof.

Georgeham is an extremely sought after typical Devon village with two extremely good pubs/restaurants. There is also a primary school, churches and village shop/post office. There is easy access to the larger village of Branton only a few miles to the south east, whilst there is also easy access to the sandy beaches at Croyde and Saunton. Here there is also the renowned golf club with its two 18 hole courses. With delightful countryside surrounds the village, there are further beaches at Putsborough and Woolacombe. Barnstaple, the regional centre of North Devon is approximately 7 miles to the south east and here a wide range of amenities can be found, as well as access to the North Devon Link Road which provides a convenient route to the M5 motorway. There is also the Tarka Rail Line to Exeter in the south.

## Services

Mains water, drainage & electric

Note: Oil centrally heated

## Council Tax band

Band C

## EPC Rating

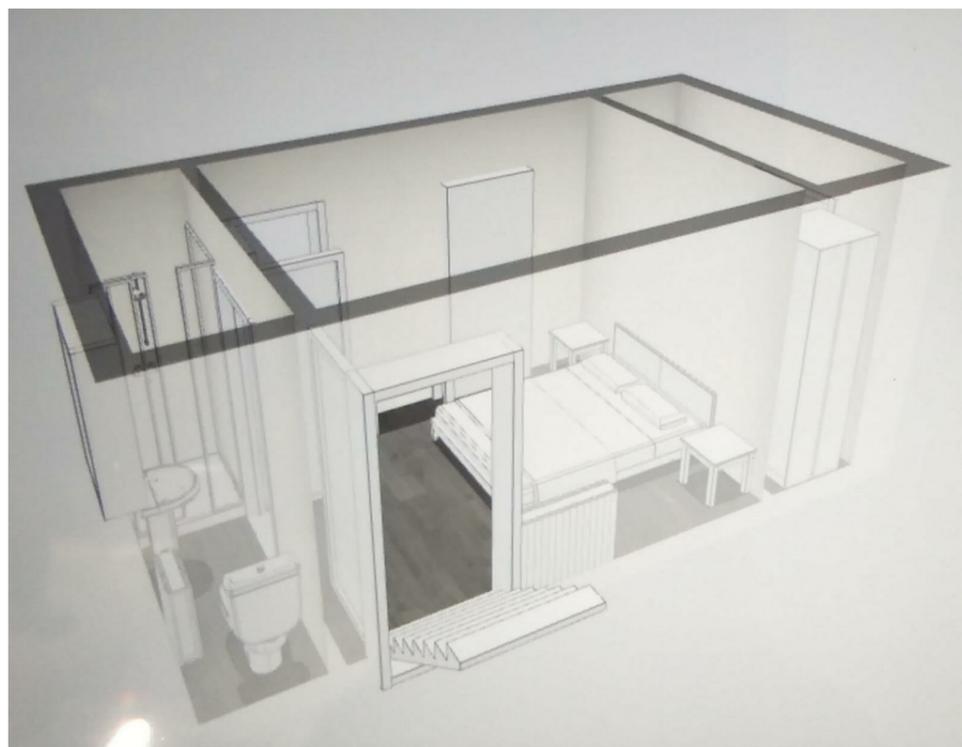
Band E

## Tenure

Freehold

## Viewings

Strictly by appointment with the Branton branch on 01271 814114 or alternatively contact Cleeve Pugsley on 07816 446 427.



## Outside

The rear garden has been thoughtfully designed with easy maintenance in mind and has been laid with stone chippings and paving therefore, requiring the minimum of upkeep. Situated at the far end of the garden is an elevated patio which enjoys a sunny facing aspect allowing sunshine late into the day, ideal for entertaining and alfresco dining. There is a raised flower border which extends to the rear boundary, well stocked with a variety of established plants and shrubs, along with a useful garden timber store shed with access leading to the side of the property. Whilst to the front there is a gently sloping open aspect lawn with established cherry tree, and private drive offering off road parking with a further designated parking space to the side.

