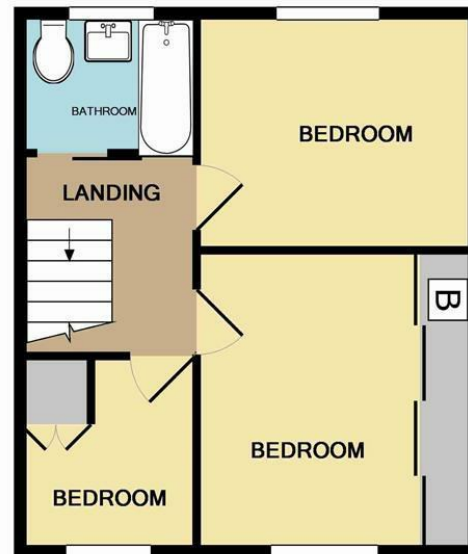


GROUND FLOOR



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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for free!**

Call 01271 814114

or email [branton@phillipsland.com](mailto: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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## 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

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

