

### We value **your** property







**1ST FLOOR** 

**GROUND FLOOR** 

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## Directions

From Barnstaple proceed along the A361 to Braunton 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.

Looking to sell? Let us value your property for free! Call 01271 814114 or email braunton@phillipsland.com

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Lovely Semi Detached Family Home 7 Churchford Road, Knowle, Knowle, Braunton, EX33 2LT

- 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

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Asking Price



- Nice Kitchen & Rear Utility
- Good Size Gardens To 3 Sides
- EPC D



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.



Churchford Road is a private road situated within the very sought after village of Knowle which is approximately 1 mile from the larger village of Braunton. The village offers a garage with post office/stores & The Ebrington Arms pub/ restaurant. The superb and sandy beaches at Saunton & Croyde are about 4 & 6 miles away and Saunton also boasts the renowned aolf club with its 2 championship courses.

There is a regular bus service to the large Victorian town of Ilfracombe, to the north and also to Braunton, about 1 mile away. Braunton is one of the largest villages in England and it caters well for its inhabitants. The good amenities include primary & secondary schooling, churches, public houses, shops & stores including Tesco superstore & family run Cawthornes Store. Barnstaple is the main north Devon town and is approximately 6 miles away and connected by a regular bus service, Here there is covered town centre shopping at Green Lanes and out of town shopping at Roundswell. Here there is a wide choice of super stores.

There is access on to The North Devon Link Road which provides a convenient route to the M5 motorway at inct. 27. The Tarka Train Line links to Exeter in the south and this connects directly to London Paddington.

### Services All Mains Connected

- Council Tax band
- **EPC** Rating

Tenure Freehold

# Viewings

Strictly by appointment through Phillips, Smith & Dunn Braunton branch on 01271 814114





## **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