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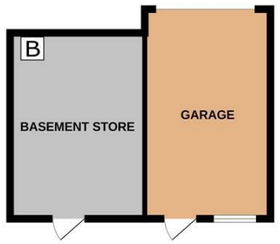
LOWER GROUND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



GROUND FLOOR
1051 sq.ft. (97.6 sq.m.) approx.

, CHURCHFORD ROAD, KNOWLE

TOTAL FLOOR AREA : 1364 sq.ft. (126.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Braunton square follow the A361 to Ilfracombe. Continue into the village of Knowle. Take the 2nd right hand turn into Manor Mill Road and then take 2nd right into Churchford Road. The bungalow will be on the left hand side with board displayed.

Looking to sell? Let us value your property for free!

Call 01271 814114

or email braunton@phillipsland.com

Spacious Detached & Individual Bungalow

4 Churchford Road, Knowle, Braunton, Devon, EX33 2LT

Asking Price

£425,000

- 3/4 Good Size Bedrooms
- Kitchen, Utility & Breakfast Area
- Tucked Away In Popular Village
- Upvc D/G, Gas Central Heating
- Garage, Store Room, Parking for 2
- Benefits Solar PV Panels
- Good Size Lounge, Shower Room
- Easy to Maintain Gardens
- Viewing Is Essential

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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We are delighted to offer to the market this spacious 3/4 bedroom detached bungalow. The property is of traditional cavity construction and built in the 1960's and was the show house for the original development. There pleasing part rendered, part brick and part wood It has an interesting split level design with the benefit of Upvc double glazing, gas central heating and it's own solar back up which produces an income.

We recommend an internal viewing to appreciate the accommodation and the pleasant position it sits within the village. You enter the bungalow from the porch into the good size entrance hall which gives access to the rooms. The lounge is a good size and has french doors which lead out to the front garden, The kitchen has attractive slate floor and a good range of units with wood work surfaces. From here there is an arched access to a very useful utility room and small breakfast area.

The main bedroom has lovely semi circular steps to a large dressing room/ bedroom 4 which then leads to an en suite shower room. There are 2 further bedrooms with one currently used as a dining room and a well appointed shower room.

To the front pf the property is a drive offering 2 car parking and which leads to the integral garage, To the side and with access from the rear is a very useful store room and houses the 2 year old Worcester gas boiler and solar. There is an attractive front garden which is private and is laid to lawn with some fruit trees, maturing shrubs and conifers. There are steps to the lounge and side access to a further gardens area ideal for clothes drying. This further leads to the rear of to garage and access to the store room.

Services

All Mains

Council Tax band

D

EPC Rating

B

Tenure

Freehold

Viewings

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

Churchford Road is off Manor Road and forms part of the very sought after village of Knowle. The road has a mixture of similar style bungalows and houses and the village is approximately 1 mile from the larger village of Braunton. Knowle offers a garage which has a post office and stop and a well respected public house/restaurant. There is a regular bus service to Braunton .

Braunton is considered one of the largest villages in the country and caters well for it's inhabitants. There are a good range of amenities for everyday needs including primary and secondary schooling, medical centre and a good number of local shops and businesses. The sandy beaches at Croyde and Saunton are within an easy drive, as is the renowned Saunton Sands Golf Club with its two championship courses.

The bus service connects further to Barnstaple, the main north Devon town, approximately 6 miles to the south east. Here there are good covered shopping facilities in the town centre at Green Lanes and out of town shopping at Roundswell. There is brand new leisure centre and The Tarka Tennis Centre along with a Cinema and The Queens Theatre. Convenient access to the M5 motorway is via The North Devon Link Road, and there is a rail link to Exeter in the south and from here there is direct rail access to London.

This is a very opportunity to acquire a very pleasant detached bungalow which is situated in good residential location with a favoured village. Property in this location are always in good demand, so we recommend a viewing at the earliest opportunity to avoid disappointment

Room list:

Entrance Porch & Hall

Lounge
4.35 x 3.52 (14'3" x 11'6")

Kitchen
3.32 x 3.30 (10'10" x 10'9")

Utility Room
1.30 x 1.23 (4'3" x 4'0")

Breakfast Room
5.03 x 1.33 (16'6" x 4'4")

Bedroom 1
4.32 x 3.18 (14'2" x 10'5")

Dressing Room/ Bedroom 4
2.98 x 2.94 (9'9" x 9'7")

En Suite Shower Room

Bedroom 2/ Dining Room
3.29 x 3.02 (10'9" x 9'10")

Bedroom 3
3.28 x 2.15 (10'9" x 7'0")

Shower Room

Garage
4.98 x 3 (16'4" x 9'10")

Store Room
4.37 x 3.19 (14'4" x 10'5")

Off Road Parking Space

Attractive and easy to look after Gardens