



Bond
Oxborough
Phillips

Changing Lifestyles

Denre
24 Davids Hill
Georgeham
Braunton
Devon
EX33 1QF

Offers Over: £400,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

Denre, 24 Davids Hill, Georgeham, Braunton, Devon, EX33 1QF



A DELIGHTFUL DETACHED BUNGALOW BRIMMING WITH POTENTIAL

- 3 Bedrooms
- Spacious Living Room enjoying plentiful natural light
 - Well-proportioned Kitchen
 - Bathroom with 3-piece suite
- UPVC double glazing & electric heating
 - Private driveway parking & Garage
- Private rear garden offering a peaceful retreat
- Whether you're looking to downsize, invest, or create your forever home, this property is a must-see



Davids Hill has a variety of bungalows and houses and is located on the edge of the coastal village of Georgeham with its village hall, church, primary school, a local shop, post office and fantastic pubs / restaurants. The village, itself, has an excellent community spirit. A bus service runs nearby giving access to Croyde onto Braunton and Barnstaple.

Georgeham is located less than 2 miles from Croyde beach with its fashionable pubs / restaurants and shops.

There are many scenic walks in the area including Baggy Point with sea and coastal views, perfect for birdwatching, you might even spot the odd seal. Putsborough, Woolacombe and Saunton are also close to hand.

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Nestled away in the highly regarded village of Georgeham, this delightful 3 Bedroom detached bungalow presents a wonderful opportunity to create your dream home in the tranquil countryside. The property is brimming with potential, offering the perfect canvas for modernisation or reimagining to suit your style.

The bungalow is set in a quiet, charming community, and just a stone's throw from the popular coastal village of Croyde. To the front of the bungalow is a garden beautifully laid to lawn, while the private rear garden offers a peaceful retreat, ideal for outdoor entertaining or relaxation.

Step inside to an inviting Entrance Porch and Hallway, which leads into a spacious Living Room that benefits from plenty of natural light. The well-proportioned Kitchen offers great potential for renovation, and provides access to the rear of the home. One of the 3 Bedrooms could easily be adapted into a stylish Dining Room, perfect for hosting guests. The Bathroom is equipped with a traditional 3-piece suite, ready for a refresh or upgrade.

The property further benefits from UPVC double glazing, electric heating, a private driveway for off-road parking, and a Garage providing additional storage or workshop space. With its enviable location, just a short stroll from the beach, and endless possibilities for improvement, this bungalow offers a rare chance to live in one of the most desirable villages in the area.

Whether you're looking to downsize, invest, or create your forever home, this property is a must-see. Don't miss your chance to unlock its full potential - contact us today to arrange a viewing!

Council Tax Band

C - North Devon Council

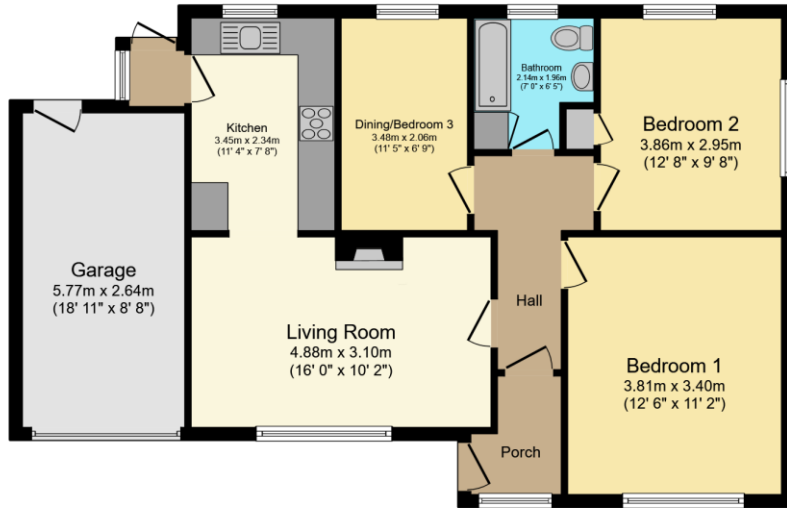
Agents Note

Under the Estate Agents Act 1979 we hereby declare that this property belongs to a relative of a member of staff employed by Bond Oxborough Phillips.

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Floor Plan
Floor area 84.4 m² (908 sq.ft.)

TOTAL: 84.4 m² (908 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/misty.workloads.rotations>

From Barnstaple proceed towards Braunton following directions towards Saunton / Croyde. Take the Saunton Road (B3231) passing Saunton Golf Club enjoying the sea and coastal views. Upon reaching the village of Croyde, turn right onto St Marys Road and follow this road taking the right hand turning into Georgeham. Upon reaching Georgeham Stores on your left hand side, take the right hand turning onto Newberry Road and turn immediately right onto Davids Hill. Follow this road all the way to the end to where you will find 24 Davids Hill with a For Sale board and a nameplate clearly displaying 'Denre'.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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