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Williamson Close, Branton, EX33 1ED

Asking Price £550,000





8 Williamson Close

Braunton, EX33 1ED

A unique opportunity to acquire a four bedroom detached house in the highly desirable and picturesque village of Georgeham. The property sits on a generous plot with extensive front and rear gardens, a large driveway and garage. The ground floor consists of a large dual aspect lounge, separate dining room, rear aspect kitchen and additional WC. On the first floor there are four bedrooms and a family bathroom. This would make a fantastic family home or investment opportunity. Other benefits include solar panels and double glazing throughout.

Georgeham is within easy reach of the world renowned sandy surfing beaches at Croyde, Putsborough, Saunton and Woolacombe. The village of Georgeham has an excellent community and boasts an array of amenities including a church, highly regarded primary school, general store, village hall and two popular public houses.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breathtaking rolling countryside, perfect for avid walkers.



Porch:

A useful space, perfect for storing shoes and coats.

Hallway:

A spacious central hallway giving direct access to all rooms on the ground floor.

Living Room:

With the lounge having dual aspect windows, this creates a bright and spacious living area. Designed around a central stone surround fire place and with french doors leading out to the rear garden this would be the perfect place for a growing family.

Dining Room:

A front aspect room adjacent to living room currently utilised as a dining room.





Bedroom Two:

A front aspect double room offer an abundance of natural light and providing ample space for a king size bed and all other associated furnishings.

Bedroom Three:

A generous rear aspect third bedroom with views over the rear garden.

Bedroom Four:

Smallest of the bedrooms but still a generous single room, with pleasant views over the rear garden. Could also make a perfect office/study.

Bathroom:

A stylish family bathroom with fully tiled walls and a modern four piece suite comprising of: A walk in shower cubicle with electric shower, a panel enclosed bath with additional mixer shower, low level toilet and pedestal hand wash basin.

Kitchen:

A rear aspect room with rear garden access, this kitchen enjoys an abundance of natural light and comprises of an array of base and eye level units, adjacent roll edge worktop, inset stainless steel sink and drainer and ample space for all modern day appliances.

WC:

Located on the ground floor, this WC comprises of a toilet, basin and wall mounted radiator.

Landing:

Light and airy space leading to all four bedrooms.

Bedroom One:

The largest of the four bedrooms this rooms benefits from plenty of natural sunlight from both front and side aspect windows. With built in wardrobes and space for a king size bed along with all associated bedroom furnishings.



**Garage:**

A double garage with up and over garage door and rear access via the garden.

Outside:

To the front of the property is a large driveway leading to the garage as well as a small lawn area bordered by small trees and mature shrubbery.

To the side and rear of the property are large lawned gardens, a fantastic space with families to enjoy in the summer months. They are surrounded by established trees offering full privacy. The rear garden also boasts a tiered decking area, summer house and patio area.

Agents Notes:

We have been informed by the vendor that electric, water and drainage are all mains connected. The gas is LPG.

There are solar panels on the roof providing free electricity to the property.

To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.



- A well presented detached house in the picturesque village of Georgeham
- Four generously sized bedrooms
- Large driveway and double garage
- Extensive wrap around gardens
- Situated in a quiet and desirable cul-de-sac
- Solar panels and double glazing throughout

Floor Plans

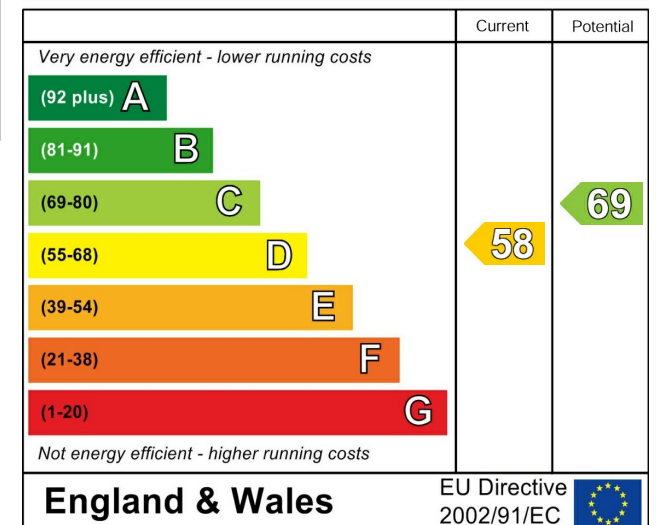


Location Map



Energy Performance Graph

Energy Efficiency Rating



Viewing

Please contact our Turners Property Centre - Braunton Office on 01271 815651 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy

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