

Davids Hill, Georgeham, Braunton  
 £1,000 pcm

John  
 Smale & Co.

Chartered Surveyors | Residential & Commercial Consultants



- Three Bed Modern Detached House
- Rear Private Garden
- Conservatory
- Rent £1000 PCM DEPOSIT £1150

- Good order throughout
- Parking and Garage
- Long Let
- Available now

Detached 3 bed modern house situated in a quiet cul-de-sac corner plot location. Off road parking and garage. Steps up to entrance, inner hallway, utility room, fully fitted modern kitchen. Spacious L shaped lounge with double doors leading to conservatory. Upstairs are 2 double bedrooms and a single bedroom. Family bathroom with walk in shower. Good order throughout. Electric heating. To the rear and side is a decked area and a large side patio area. Private location. Available immediately.

## Ground Floor

### Entrance

Front door into Lobby

### Utility Room

2.63m x 2.78m (8' 8" x 9' 1")

Sink unit and kitchen area

### Kitchen

2.86m x 2.37m (9' 5" x 7' 9")

Fully fitted modern kitchen. Integrated dishwasher and fridge (not repaired by landlord if it goes wrong)

### Lounge

4.88m x 4.69m (16' 0" x 15' 5")

Spacious L shaped room

### Conservatory

4.17m x 3.22m (13' 8" x 10' 7")

## First Floor

### Bedroom 1

3.71m x 2.93m (12' 2" x 9' 7")

### Bedroom 2

2.39m x 2.38m (7' 10" x 7' 10")

### Bedroom 3

2.18m x 2.38m (7' 2" x 7' 10")

### Wet Room

Wet room with walk in shower cubicle, WC and sink

### Outside

Parking to front, single garage.

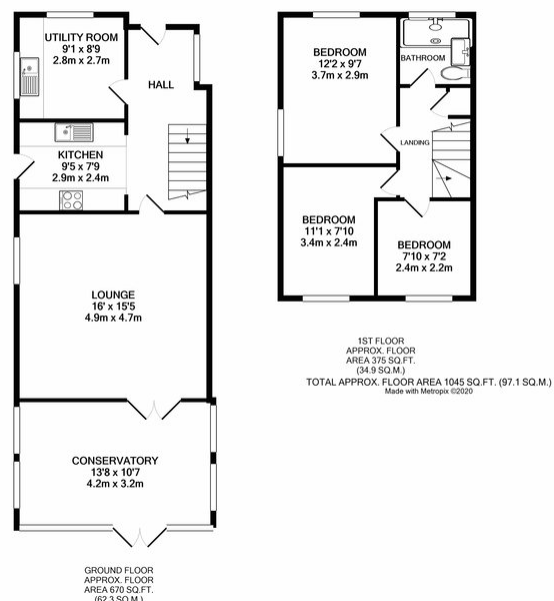
To the rear and side of the property is a spacious decked area and extensive private patio area. Corner plot offering privacy

### Services

Mains electric and water

### Directions

Coming into Georgeham from the Croyde direction, in the middle of the village turn right into Newbury Road. Then take first right into Davids Hill. Past the bus stop turn first left. The property is on the left of the cul-de-sac



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