

Churchford Road, Knowle, Braunton  
£825 pcm

John  
**Smale & Co.**

Chartered Surveyors | Residential & Commercial Consultants



- 3/4 Bedrooms
- Quiet Location
- Garden
- Garage

- Detached Bungalow
- GCH and D/G
- Parking

# 8 Churchford Road, Knowle, Braunton, Devon, EX33 2LT

Detached 3/4 bed bungalow in a quiet location in the centre of this popular village. Benefits from garden, garage and parking, gas central heating and double glazing. Provides good accommodation of lounge, modern kitchen, dining room/4th bedroom. Downstairs bedroom, 2 further attic bedrooms. Gardens surround the property with parking and garage to rear. Rent £825.00, Deposit £950.00

## Lobby

Front door leads to Lobby, inner front door leading to Hallway with stairs to first floor.

## Lounge

4.54m x 3.51m (14' 11" x 11' 6")  
Spacious Lounge with outlook to front.

## Dining Room

3.28m x 3.14m (10' 9" x 10' 4")  
Potential to use as a fourth bedroom.

## Bathroom

Bath, W.C and sink, part tiled walls.

## Kitchen

2.77m x 4.56m (9' 1" x 15')  
Fully fitted kitchen with range of cupboards and drawers. Space for breakfast table.

## Rear Lobby

1.51m x 3.15m (4' 11" x 10' 4")  
Back door to rear lobby.

## Bedroom

3.46m x 3.19m (11' 4" x 10' 6")  
Double Bedroom, outlook over back garden. Fitted wardrobes.

## First Floor

### Bedroom

4.87m x 3.44m (2' 10" x 11' 3")  
Set in roof eaves, wardrobe space.

### Bedroom

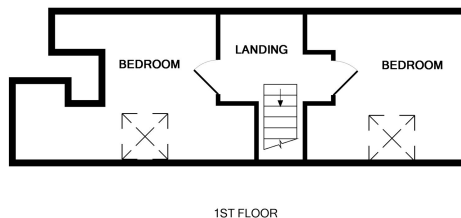
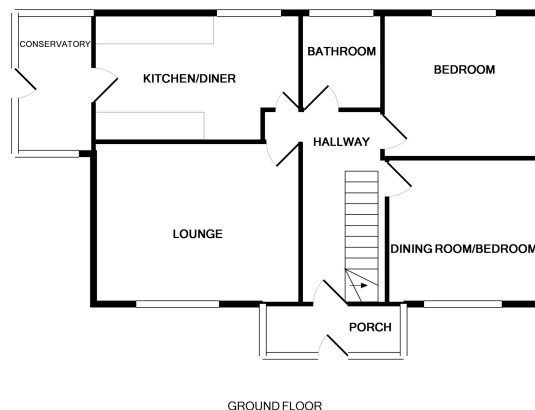
3.21m x 3.44m (10' 6" x 11' 3")  
Set in roof eaves.

## Services

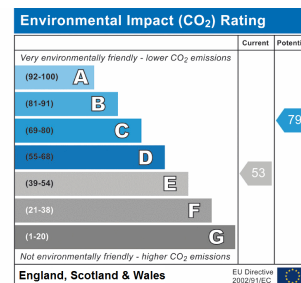
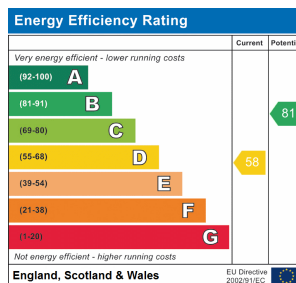
Mains electricity, gas, water and drainage. Council Tax Band C

## Directions

Proceed through Braunton into Knowle, past the garage on the right, take the second right hand turn into Manor Mill Road. Take the 2nd right hand turning into Churchford Road, the bungalow can be found facing you.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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