



# Kingswood

Branscombe, Seaton, Devon. EX12 3BP

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A detached three-bedroom bungalow with beautifully presented accommodation situated in a picturesque country location

Guide Price £695,000

### THE PROPERTY

Kingswood comprises an attractive detached bungalow which is located in a glorious country position on the outskirts of the highly desirable village of Branscombe. The property sits amongst some of the county's most attractive rolling countryside within the East Devon National Landscape and over which it has stunning views with beautiful walks close at hand over a myriad of footpaths in the local area. Although semi-rural, it is within a stone's throw of the main coastal road and is within a short drive of the popular towns of Sidmouth and Seaton (and Honiton with its main line rail link to Exeter/Waterloo), as well as being within easy reach of the village and the spectacular World Heritage Jurassic Coast.

The property itself was built in the 1970s and was originally of timber construction before being considerably enhanced and refurbished in the latter part of the 20<sup>th</sup> century. It has brick elevations under a slated roof and was designed in a way to make the very most of its country setting with glorious views over the adjacent farmland from every window. Kingswood is found in superb order and has been the subject of a comprehensive programme of refurbishment and improvement over the seven years of the current owner's stewardship. This has resulted in the beautifully presented home we find today which has bright rooms and modern fittings. There have also been several new additions which include a boot room/utility to the rear and a fabulous double garage which has an electric door and workshop area.





## OUTSIDE

Undoubtedly one of the main features of Kingswood is its beautiful setting which extends to about  $\frac{1}{4}$  of an acre and from which there are magnificent views. The property is approached through double timber gates onto a driveway which rises to a parking area. Adjacent to this is the substantial detached garage and workshop which has brick elevations under a slated roof, power, light, an electric door and side door.

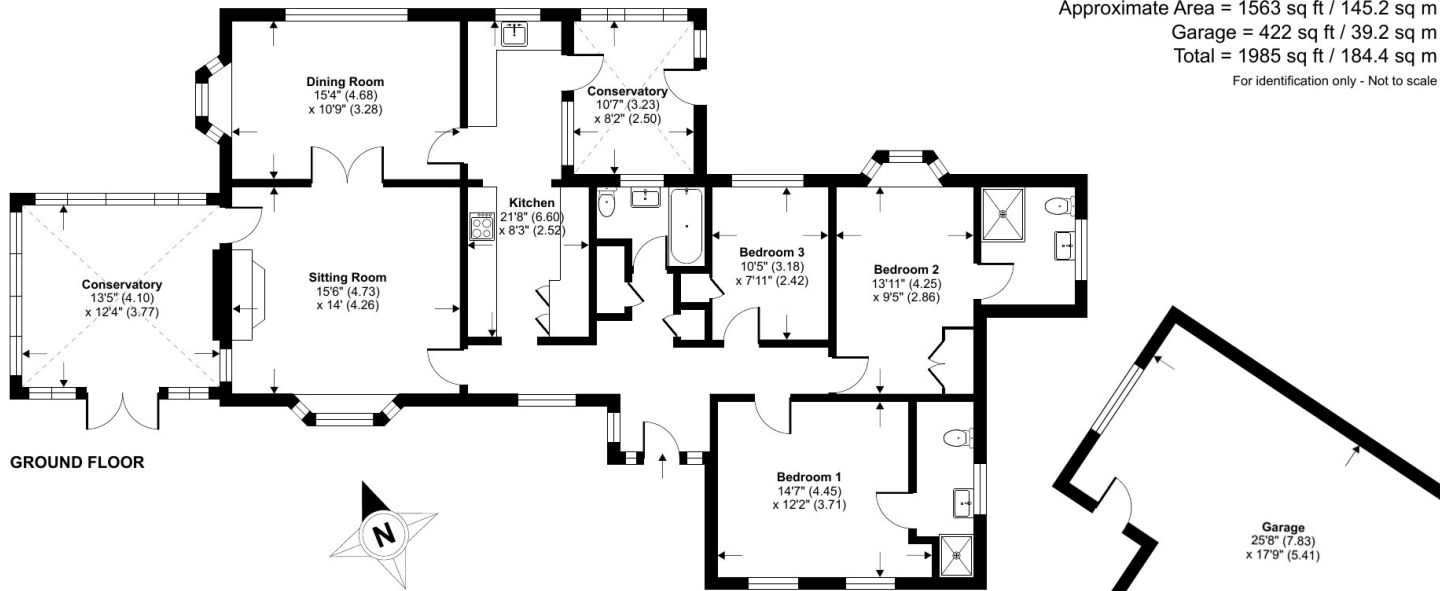
The gardens surround the bungalow and are well-established with lawns being interspersed with profusely stock shrub beds. There is also a timber shed and courtyard area to the rear.

## SITUATION

The property is positioned on the country fringes of the picturesque and highly desirable village of Branscombe, approximately two and a half miles from the World Heritage Jurassic Coastline at Branscombe Mouth and Lyme Bay. Branscombe is a scattered village with one of the longest village streets in the country and is not only situated in a designated National Landscape, but much of the surrounding land is owned by the National Trust. It has an active community and range of facilities which include a village hall, pretty Parish Church of St Winifred's, two popular public houses, old forge and bakery. There is also a primary school and Branscombe lies within easy reach of the renowned Colyton Grammar School, one of England's top mixed state schools, and Sidmouth which has a range of schooling both state and private.

The premier coastal resort of Sidmouth is approximately 6 miles along the coastline and has a beautiful Regency front and esplanade and a good range of shopping facilities. Honiton is approximately 9.5 miles away and also has an extensive range of shops, schools and sporting facilities, as well as a main line rail link on the Exeter to London Waterloo line.





## DIRECTIONS

Kingswood can be found off the A3052 between the coastal towns of Sidmouth and Seaton. Travelling in and easterly direction from Sidford, rise up Trow Hill and continue, passing the signs for the Donkey Sanctuary on your right hand side. Follow the road for a further 1.5 miles (passing Kings Down Tail Caravan Park on the right, and then the Honiton turning on the left) and the lane to Kingswood will be found on your right hand side. It is signposted Rockenhayne Holiday Cottages. Follow the track for about 200m where the driveway will be found on your left.

## LOCAL AUTHORITY, TENURE & SERVICES

East Devon District Council - 01404 515616.

Council Tax Band: F. Freehold.

Mains electricity and water. LPG-fired central heating. Private drainage - We understand that the septic tank does not comply with current regulations and have made an allowance for this when setting the price.

## ENERGY PERFORMANCE CERTIFICATE

Rating: E.

## FLOOD RISK

Flood risk information can be checked through the following: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

## BROADBAND & MOBILE

The seller has advised us that Broadband is available at the property however the speed is quite poor. They do however get over 100mbps through a 4G router. Broadband availability at this location can be checked through: [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/) Mobile coverage can be checked through: [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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