



Bond
Oxborough
Phillips

Changing Lifestyles

4 Eastdown Park
Hartland
Bideford
Devon
EX39 6AQ

Asking Price: £250,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

4 Eastdown Park, Hartland, Bideford, Devon, EX39 6AQ



A SPACIOUS & VERSATILE FAMILY HOME WITH 2 RECEPTION ROOMS

- 3 Bedrooms
- Spacious Living / Dining Room with large UPVC double glazed window overlooking the front
- Substantial second Reception Room providing exceptional flexibility
- Ground floor Wet Room & First Floor Bathroom
 - Generous Kitchen & useful Utility
 - Attractive front & rear gardens
 - Countryside views to the rear
- Peaceful location within an Area of Outstanding Natural Beauty
 - Ample nearby parking
 - No onward chain



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Situated on the outskirts of the ever-popular North Devon village of Hartland, within an Area of Outstanding Natural Beauty, this is a fantastic opportunity to acquire a much-loved and beautifully presented 3 Bedroom family home, offering generous living space, versatile accommodation and delightful countryside surroundings. Available with the distinct advantage of no onward chain, the property is ready for its next owners to move forward with minimal delay.

Occupying a generous plot with attractive front and rear gardens, the property enjoys a pleasant outlook across neighbouring green space to the front and rear, while ample on-street parking nearby ensures convenience for both residents and visitors. A lawned front garden with established planting leads to the entrance, sheltered by a practical storm porch.

The welcoming Entrance Hall opens into a spacious, dual-purpose Living / Dining Room, a wonderfully bright room with a large UPVC double glazed window overlooking the front. There is plenty of room for both comfortable seating and family dining, making it an ideal everyday living space. Sliding doors lead into a substantial second Reception Room providing exceptional flexibility. Whether used as a family room, formal dining room, home office or playroom, it adapts easily to a variety of lifestyles. From here, further sliding doors open into a covered patio, offering a safe outdoor area for pets, while an adjoining ground floor Wet Room adds further practicality and versatility. The Kitchen stretches much of the length of the property and is fitted with an excellent range of eye and base level cupboards complemented by generous worktop space. There is plumbing for a dishwasher and space for an American-style fridge / freezer. A useful utility area beyond provides additional storage and houses the oil fired boiler.

Upstairs, the landing gives access to the loft space. Bedroom 1 is a spacious double with built-in wardrobes, while the second Bedroom is also an excellent size. The third Bedroom enjoys attractive far-reaching countryside views with glimpses towards the sea, creating a particularly pleasant outlook. Completing the first floor is the Bathroom, fitted with a panelled bath with shower over, a WC and pedestal wash hand basin, providing a practical suite for everyday family living.

The rear garden is a genuine highlight of the home. It is initially accessed via the enclosed patio, which can easily be removed if preferred, before opening onto a colourful patio surrounded by an abundance of established flowers and plants. This provides a lovely setting for outdoor dining, entertaining or simply relaxing. Steps rise to a further low-maintenance garden with attractive views across neighbouring fields, while 2 useful garden sheds provide excellent storage, 1 of which conveniently links the rear garden to the driveway.

Combining generous accommodation, adaptable living space, attractive gardens and a beautiful village setting close to the spectacular North Devon coastline, this is a superb family home that offers exceptional value for money. Early viewing is strongly recommended to fully appreciate everything this delightful property has to offer.

Council Tax Band

A with Improvement Indicator - Torridge District Council

If the property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.

Agents Notes

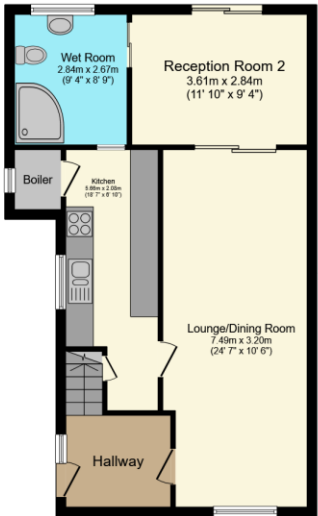
The property has been well maintained and benefits from a number of recent improvements. A modern oil fired boiler was installed in March 2025 and has been serviced since installation. The oil tank is approximately 5-years old and is a double-bunded unit. The UPVC double glazing was replaced around 4 years ago, and a brand new shower has recently been installed.

For those relying on public transport, there is a bus stop at the end of the road offering regular services to both Bideford and Bude.

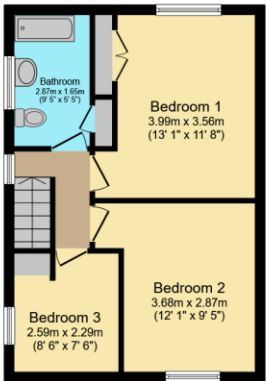
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Ground Floor



First Floor

Total floor area: 102.0 sq.m. (1,098 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.ie



Directions

Proceed on the A39 North Devon Link Road signposted Bude. After approximately 11 miles, turn right signposted Hartland on B3248. Continue on this road for approximately 2.5 miles taking the left hand turning into Eastdown Park clearly identified by the Blue HM Coastguard sign. Continue into the development turning left at the top of the road to where number 4 will be situated a short distance on your right hand side with a numberplate clearly displayed.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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