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Changing Lifestyles

3C Eastdown Park
Hartland
Bideford
Devon
EX39 6AQ

Asking Price: £262,500 Freehold

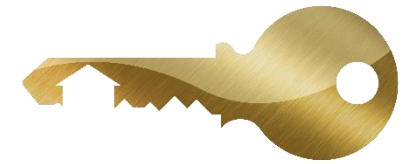


Changing Lifestyles

01237 479 999
bideford@boproperty.com

3C Eastdown Park, Hartland, Bideford, Devon, EX39 6AQ

A BEAUTIFULLY MAINTAINED SEMI-DETACHED HOME



- 2 Bedrooms
- Spacious Kitchen leading to a well-proportioned Living Room
- Bespoke Garden Room addition with full-width sliding doors on three sides opening to the garden
 - Thoughtfully landscaped rear garden with a sheltered seating area
- Driveway parking to the front of the property
- Enjoying a private, tucked-away position with exceptional countryside views to the rear
- This is a unique opportunity to acquire a well-located, beautifully maintained home with a truly special outlook



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Overview

This beautifully maintained and well-appointed semi-detached home enjoys a private, tucked-away position with exceptional countryside views to the rear. Located within a peaceful development, and one of three individually designed homes, this 2 Bedroom property is perfectly suited for those seeking a high quality modern residence with a rural edge.

The under floor heated accommodation is smartly laid out, opening to a welcoming Entrance Hall. To the front sits a spacious Kitchen, offering a range of integrated appliances, and leading to a well-proportioned Living Room at the rear of the property. The current owner has thoughtfully extended this space with a bespoke Garden Room addition. With full-width sliding doors on three sides, this room can be opened entirely to the outside, creating a seamless flow between indoor and outdoor living and making the most of the breathtaking views across open fields.

Compared to other contemporary 2 Bedroom houses, the extra space you get with this home is immediately obvious. The main Bedroom is of an impressive size and that's without taking into account the wall-length built-in wardrobes which will be perfect for those who like to keep up with the latest fashion. The second Bedroom also has a great range of built-in storage and both Bedrooms offer great views over the surrounding countryside which the house is nestled between.

Outside, the rear garden has been thoughtfully landscaped with a central lawn and sheltered seating area at the far end. The current owner has added glazed screening to this space, cleverly enhancing the unbroken view of the surrounding landscape and giving a peaceful, panoramic outlook - perfect for relaxing or entertaining. There is ample driveway parking to the front of the property.

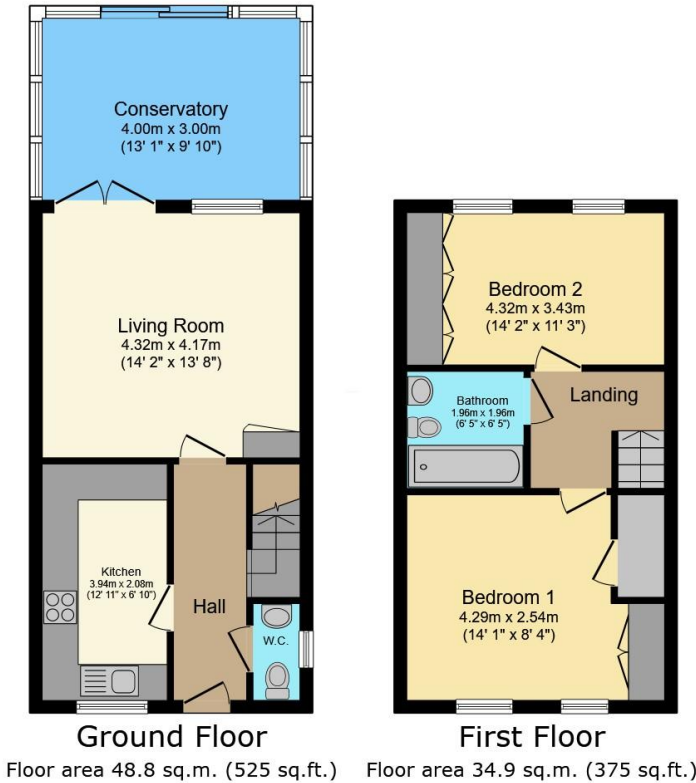
This is a unique opportunity to acquire a well-located, beautifully maintained home with a truly special outlook. We're expecting this property to attract broad appeal so don't wait to arrange your viewing.

Agents Note

We are advised by the vendors that there is a Maintenance Charge of £140.00 per annum payable for future management of the estate and maintenance of areas of open space.

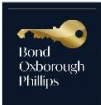
Council Tax Band

B - Torridge District Council



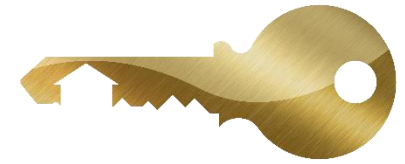
Total floor area: 83.7 sq.m. (900 sq.ft.)

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.boproperty.com](#)





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Area Information

Hartland is a pleasant village described as 'the most welcoming community' in North Devon. It really is a lovely place to live and visit.

The village itself has quite a few useful shops, pubs and churches, an excellent doctors surgery and a primary school too. The highlights of the larger area of Hartland includes the dramatic Hartland Quay with its craggy black rocks and friendly hotel. The South West Coast path takes in Hartland Point and Speke's Mill Mouth. There's the lighthouse, Hartland Abbey and an iconic radar station in the area too, so it's quite a spot to explore. It's rural Devon at its very best.

Hartland is within short driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde and Ilfracombe.

Directions

From Bideford Quay 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 3C will be situated a short distance on your right hand side with a numberplate clearly displayed.

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 and 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 available 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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We are here to help you find and buy your new home...

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EX39 2PS

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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.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01237 479 999

for a free conveyancing quote and
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92+) A		
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	