



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

22 Hillpark  
Buckland Brewer  
Bideford  
Devon  
EX39 5HY

**Asking Price: £245,000 Freehold**



**Changing Lifestyles**

**01237 479 999**  
**[bideford@boproperty.com](mailto:bideford@boproperty.com)**

22 Hillpark, Buckland Brewer, Bideford, Devon, EX39 5HY

A MODERN HOME SET IN A THRIVING VILLAGE LOCATION WITH EASY ACCESS TO BIDEFORD



- 2 Bedrooms

- Bright, open-plan Living / Dining Room with doors opening directly onto the rear garden
  - Modern, well-equipped Kitchen
- Downstairs Cloakroom & upstairs Bathroom
  - Enclosed rear garden with patio
    - Garage & private driveway
- A superb opportunity for those seeking a convenient yet tranquil lifestyle within easy reach of local towns & coastal amenities



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## Changing Lifestyles

Situated in the attractive and well-established village of Buckland Brewer, this beautifully presented home offers the perfect blend of modern living and rural charm, set right in the heart of North Devon's rolling green countryside. Buckland Brewer is a thriving village community with a welcoming pub, church and local amenities while enjoying excellent access to Bideford, Torrington and the wider North Devon coastline.

The property has been thoughtfully arranged to provide comfortable and practical accommodation - ideal for a wide range of buyers including couples, families or those seeking a low-maintenance countryside home.

The ground floor is centred around a bright and spacious, open-plan Living / Dining Room, creating a sociable and flexible space for everyday living and entertaining. Double glazed doors open directly onto the rear garden, allowing plenty of natural light to flow through and creating a seamless connection between indoor and outdoor living. The Kitchen is modern and well-equipped, offering ample worktop and storage space along with integrated appliances, and provides a practical yet stylish environment for day-to-day use. A useful Cloakroom on the ground floor adds further convenience. Upstairs, the property continues to impress with well-proportioned Bedrooms, all enjoying a pleasant outlook, including countryside views from the rear. A modern Bathroom serves the bedrooms and is finished with contemporary fittings and tiling.

Outside, the rear garden is fully enclosed and laid mainly to lawn with a patio area, providing an ideal space for relaxing, entertaining or enjoying the peaceful village setting. To the front, the property benefits from a private driveway leading to a Garage with power and light, offering excellent storage and secure parking.

With its modern specification, efficient layout and charming village location surrounded by North Devon's beautiful countryside, this attractive home represents a superb opportunity for those seeking a convenient yet tranquil lifestyle within easy reach of local towns and coastal amenities.

### Council Tax Band

B - Torridge District Council

### Agents Note

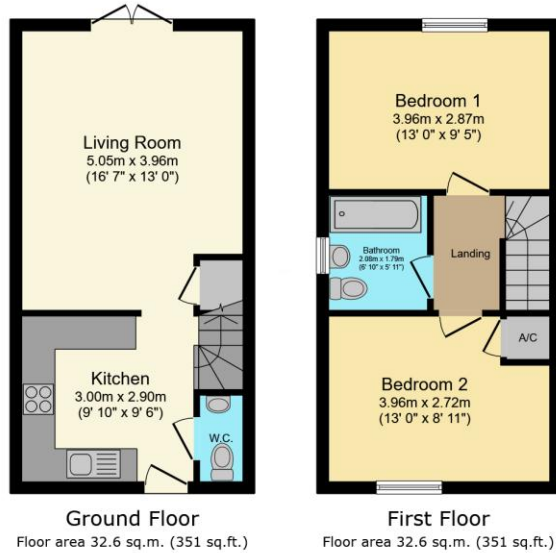
This property is run by an air source heat pump.



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Total floor area: 65.2 sq.m. (702 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 inspector(s). Powered by www.Propertybox.ie



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Directions

From Bideford Quay proceed towards Torrington. After approximately 1 mile, turn right signposted Buckland Brewer / Littleham / Parkham. Follow the signposts into the village. Upon reaching the village, continue through passing the Church on your left hand side. Towards the end of the village you will find Hillpark on your left hand side. Turn in here to where number 22 will be found on your right hand side clearly displaying a numberplate.

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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