



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

8 Chubby Croft Close  
Hartland  
Bideford  
Devon  
EX39 6HZ

**Asking Price: £325,000 Freehold**



Changing Lifestyles

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

8 Chubby Croft Close, Hartland, Bideford, Devon, EX39 6HZ

A SPACIOUS BUNGALOW - RECENTLY REDECORATED & CARPETED THROUGHOUT



- 3 Bedrooms (1 En-suite)
- Spacious, open-plan Lounge / Diner & Kitchen
- Large Conservatory with access to & enjoying pleasant views over the garden
  - Family Bathroom
  - Garage & driveway parking
- Fully enclosed & thoughtfully arranged enclosed rear garden
- Located within easy reach of Hartland's amenities & the spectacular North Devon coastline



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## Changing Lifestyles

Situated in the popular and welcoming village of Hartland, this is a superb opportunity to acquire a spacious 3 Bedroom semi-detached bungalow that has recently been fully redecorated and newly carpeted throughout, now presenting in a far more contemporary and appealing fashion. The property occupies a pleasant position within the village and offers light, well-balanced accommodation that will make a wonderful home for a variety of buyers seeking comfortable single-storey living in this attractive North Devon setting.

Hartland is widely regarded as one of the most welcoming communities in North Devon and offers a charming village atmosphere with a range of useful everyday amenities including local shops, pubs, churches and a primary school. The spectacular Hartland Quay with its dramatic cliffs and coastal walks is nearby, while the wider North Devon coastline and countryside provide endless opportunities for exploring and enjoying the outdoors.

The bungalow occupies an easily accessible plot and benefits from driveway parking to the front in addition to a Garage, which also provides useful storage space. The accommodation centres around an impressive, open-plan living space incorporating the Lounge / Diner and Kitchen, creating a sociable and practical hub of the home. This generous room offers plenty of space for both relaxing and entertaining, with sliding doors leading through to a large Conservatory positioned to the rear of the property. The conservatory enjoys pleasant views over the garden and provides a wonderful additional reception area that can be enjoyed throughout the seasons. The kitchen area is well-arranged with a range of matching wall and base units complemented by ample work surfaces and attractive tiled splashbacks. There is a built-in electric oven with hob and extractor over, along with space and plumbing for a washing machine and additional space for a fridge / freezer. A skylight above helps to enhance the natural light within the room. The property offers 3 well-proportioned Bedrooms. The principal bedroom benefits from built-in wardrobes and its own En-suite Shower Room, while the remaining bedrooms are served by a Family Bathroom. The third bedroom offers flexibility and could equally be used as a study, hobby room or occasional guest room depending on a buyer's needs.

Outside, the rear garden is a particularly appealing feature. It is fully enclosed and thoughtfully arranged with a lawn and patio area, complemented by mature plants, flowers and shrubs which add colour and interest throughout the year. The garden enjoys a good degree of privacy and provides a pleasant space for outdoor dining, relaxing or simply enjoying the surroundings. A gate provides access to the front of the property and there is also a door giving access directly into the rear of the garage. To the front of the bungalow there is a brick-paved driveway providing off-road parking for vehicles and access to the garage.

Having recently undergone full redecoration and new carpeting throughout, the property now offers a fresh, modern feel while retaining its spacious and practical layout. Combining comfortable living space, attractive gardens, garage and parking, all within easy reach of Hartland's amenities and the spectacular North Devon coastline, this bungalow represents an exciting opportunity and viewing is highly recommended to fully appreciate all that it has to offer.

### Council Tax Band

C - Torridge District Council



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Floor Plan

Floor area 110.2 sq.m. (1,186 sq.ft.)

Total floor area: 110.2 sq.m. (1,186 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.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Directions

From Bideford Quay proceed towards Northam. At the Heywood Road roundabout, take the left hand turning onto the A39 Atlantic Highway signposted Bude. After 8 miles and proceeding through Clovelly Cross roundabout, take the next right hand turning signposted Hartland. Proceed on this road for approximately 4 miles then take the right hand turning into Pengilly Way. Turn right into Chubby Croft Close to where number 8 can be found on your right hand side.

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.

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