



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

11 Meadow View  
Hartland  
Bideford  
Devon  
EX39 6JB

**Asking Price: £335,000 Freehold**



Changing Lifestyles

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[bideford@boproperty.com](mailto:bideford@boproperty.com)

11 Meadow View, Hartland, Bideford, Devon, EX39 6JB

## AN IMMACULATELY PRESENTED DETACHED BUNGALOW



- 3 Bedrooms (1 En-suite)
- Impressive, open-plan Kitchen, Dining & Living space with striking vaulted ceilings
  - Living area overlooking the rear garden & doors opening into a Conservatory
- South-westerly facing rear garden offering an attractive outdoor space to enjoy
  - Driveway parking & Single Garage
- Occupying a tucked away position within a quiet cul-de-sac
- UPVC double glazing & oil fired central heating



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## Overview

Occupying a tucked away position within a quiet cul-de-sac on the edge of the popular village of Hartland, 11 Meadow View is an immaculately presented 3 Bedroom detached bungalow offering bright, spacious and contemporary accommodation throughout. Constructed circa 2014, the property benefits from modern levels of insulation, UPVC double glazing and oil fired central heating, combining comfort with efficiency in a peaceful village setting.

The heart of the home is, undoubtedly, the impressive, open-plan Kitchen, Dining and Living space, enhanced by a striking vaulted ceiling that creates a wonderful sense of light and space. The living area enjoys a pleasant outlook over the rear garden, with doors opening into a Conservatory that provides an ideal additional reception area or quiet spot to relax. The kitchen, itself, is stylishly appointed with a range of modern units and integrated appliances including fridge / freezer, dishwasher, washer / dryer, electric oven, hob and extractor.

The accommodation continues with 3 well-proportioned Bedrooms, all presented in excellent decorative order. The principal bedroom benefits from its own En-suite Shower Room, whilst the remaining bedrooms are served by a modern Family Bathroom fitted with a clean white suite and shower over the bath.

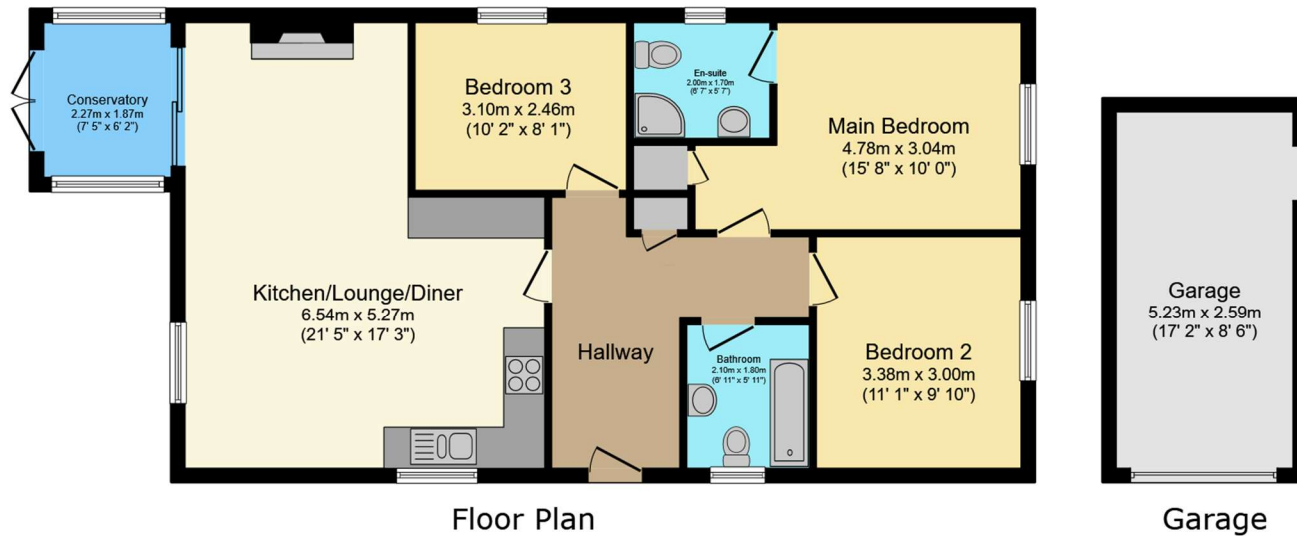
Outside, the property enjoys a south-westerly facing rear garden designed with ease of maintenance in mind whilst still offering an attractive outdoor space to enjoy. A paved seating area provides the perfect spot for alfresco dining, complemented by areas of lawn and raised flower borders. A side access door leads conveniently into the garage.

To the front of the property are decorative planted borders together with off-road parking leading to the Single Garage.

Situated within a short stroll of Hartland village centre, the property enjoys easy access to local amenities including shops, cafés, pubs and primary school, whilst the dramatic North Devon coastline and nearby beaches are within easy reach. A superb opportunity for those seeking a modern bungalow in a highly regarded village location.

### Council Tax Band

D - Torridge District Council



Total floor area: 98.4 sq.m. (1,059 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](http://www.Propertybox.io)





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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 to the A39 Heywood Road roundabout and take the first exit signposted Bude. After about 8 miles, proceed across Clovelly Cross roundabout. Take the next turning right to Hartland. Continue on this road for approximately 4 miles until approaching the village, then take the right hand turn into Pengilly Way. Follow this road around and turn right onto Brimacombe Road and then right into The Greenwoods and then right again into Meadow View to where the property will be found on your right.

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.

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55-68	D		
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