



Bond
Oxborough
Phillips

Changing Lifestyles

9 Goaman Park
Hartland
Bideford
Devon
EX39 6DF

Asking Price: £349,950 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

9 Goaman Park, Hartland, Bideford, Devon, EX39 6DF



- EDGE OF UNSPOILT TRADITIONAL VILLAGE
- 3 BEDROOMS
- CONSERVATORY
- LEVEL GARDENS
- DRIVEWAY
- GARAGE
- EPC D
- COUNCIL TAX BAND: D



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Located towards the edge of this unspoilt traditional village is this 3 Bedroom detached house with Conservatory, Garage and level gardens. EPC - D, Council tax - D.

Hartland is a pleasant village offering quite a few useful shops, pubs and churches and a primary school too. The highlights of the larger area of Hartland include 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. The popular town of Bude is some 13 miles away and has a good selection of shops and restaurants, many specialising in locally caught sea food, along with a golf course, indoor splash pool, surf schools and bowling venue.

Living Room - 24'5" x 14'2" Max (7.44m x 4.32m Max)

Conservatory - 11'3" x 11'6" (3.43m x 3.5m)

Kitchen - 12'5" x 11'5" (3.78m x 3.48m)

Utility Room - 7'3" x 9'9" (2.2m x 2.97m)

Shower Room - 6'3" x 5'11" (1.9m x 1.8m)

Bedroom 3 - 12'6" x 11'6" (3.8m x 3.5m)

First Floor

Bedroom 1 - 12'11" x 11'5" (3.94m x 3.48m)

Bathroom - 8'6" x 5'9" (2.6m x 1.75m)

Bedroom 2 - 12'11" x 10'10" (3.94m x 3.3m)

Garage - 20'4" x 10'6" (6.2m x 3.2m)

Outside - Driveway providing off road parking and access to garage. Enclosed garden to the rear and side of property mainly laid to lawn.

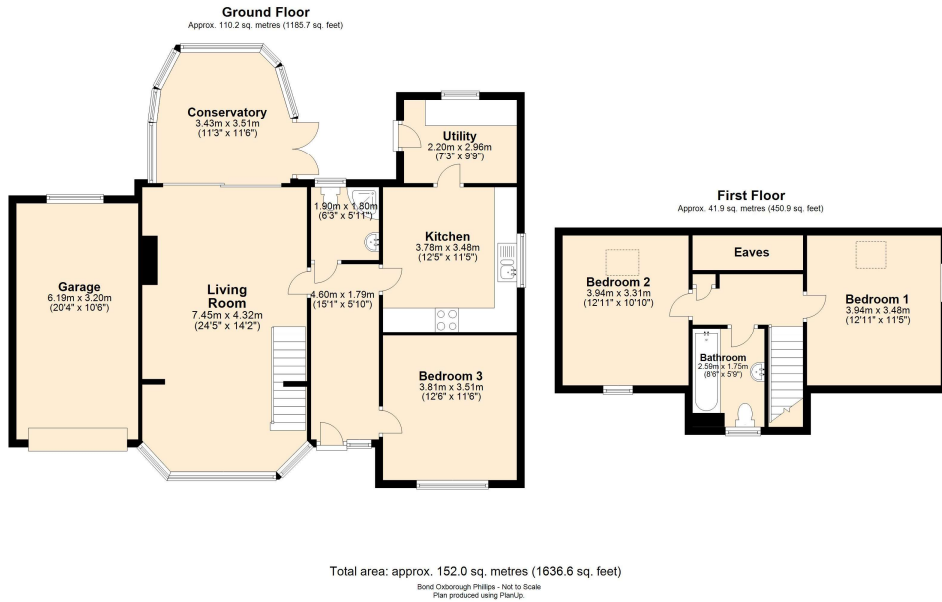


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If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.



Directions

From Bideford Quay proceed towards Northam turning left onto the A39 North Devon Link Road signposted Bude. After approximately 10 miles and upon reaching Clovelly Cross roundabout, continue straight on and take the next right hand turning signposted Hartland. After approximately 1.5 miles, take the left hand turning into Harton Way and immediately turn right into Goaman Park to where number 9 will be found towards the end on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	