

3 Wesley Terrace  
Hartland  
Bideford  
Devon  
EX39 6BJ

**Asking Price: £220,000 Freehold**



Changing Lifestyles

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3 Wesley Terrace, Hartland, Bideford, Devon, EX39 6BJ

AN ATTRACTIVE & THOROUGHLY REFURBISHED END-OF-TERRACE PERIOD PROPERTY



- 3 Bedrooms
- Upstairs Bathroom
- Well-equipped Kitchen / Diner
- Separate WC / Utility Room
- Home Office
- Attractive Living Room that opens to the rear garden
- Fully enclosed rear courtyard garden enjoying spectacular coastal & countryside views
  - Off-road parking space
  - No onward chain
- Located close to the heart of the village with its range of handy shops & cafes



This attractive 3 Bedroom end-of-terrace period property is located close to the heart of the village of Hartland. Hartland, itself, is designated as an area of outstanding natural beauty. The rugged coastal walks that you will be able to enjoy are simply sensational. The charming unspoilt village is just moments away with its range of handy shops and cafes. Hartland also has a wonderful community for those who like to get involved.

Those who are looking for a calm and peaceful life will love this characterful cottage which dates back to 1836 when it served as a Wesleyan Chapel. The property has recently been thoroughly refurbished throughout by the current owner and will now appeal as an attractive and comfortable permanent home or as a perfect holiday bolthole. The accommodation on offer includes 3 generous Bedrooms and an upstairs Bathroom. On the Ground Floor there is a well-equipped Kitchen / Diner, a separate WC / Utility Room, a Home Office and an attractive Living Room that opens to the rear garden.

The fully enclosed rear courtyard garden provides a nice space to sit out and relax and has a raised timber decked area from which spectacular views over the North Devon coast and surrounding countryside can be enjoyed. To the side of the house there is an off-road parking space. Available for sale with no onward chain, a viewing comes highly recommended.



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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 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.



# Internal Description

## Entrance Hall

Door to Kitchen / Diner.

## Kitchen / Diner - 10'6" x 9'10" (3.2m x 3m)

This modern Kitchen comprises a range of base and wall units with wooden worktops over incorporating a ceramic white sink and drainer unit with mixer tap. Large fitted Breakfast Bar. Built-in 4-ring electric hob with extractor hood over. Built-in eye-level oven. Space for American style fridge / freezer and dishwasher. Window to property front. Opening to Lounge.

## Lounge - 13'4" x 12'10" (4.06m x 3.9m)

This light and airy rooms benefits from French doors opening to the rear courtyard garden. Feature fireplace housing electric fire with slate hearth. Stairs to First Floor Landing. Doors to Study and Utility / WC.

## Study - 6'11" x 4'10" (2.1m x 1.47m)

Window to property rear. Built-in desk.

## Utility / WC - 6'11" x 5'2" (2.1m x 1.57m)

Low level WC and wall mounted hand wash basin. Laminate worktops with space and plumbing for washing machine and tumble dryer under. Wall mounted LPG fired boiler.

## First Floor Landing

Window to property side with distant sea and countryside views.

## Bedroom 1 - 12'10" x 10'6" (3.9m x 3.2m)

This light room benefits from 2 windows to property front. Built-in storage cupboard. Hatch access to loft space.

## Bedroom 2 - 10'8" x 6'11" (3.25m x 2.1m)

Window to property side enjoying distant sea and countryside views.

## Bedroom 3 - 9'9" x 7'6" (2.97m x 2.29m)

Window to property rear. Feature fireplace with slate hearth. Built-in storage cupboard.

## Bathroom - 6'5" x 4'10" (1.96m x 1.47m)

The bathroom comprises an enclosed panelled bath with mains fed shower over, low level WC and pedestal hand wash basin. Extractor fan.

## Outside

There is off-road parking available to the side of the property for a small vehicle.

The enclosed rear courtyard garden has a raised timber decked area enjoying uninterrupted views over the

picturesque North Devon coastline and surrounding hinterland.

## Services

Mains electric, water and drainage. LPG fired central heating.

## Council Tax Band

B - Torridge District Council

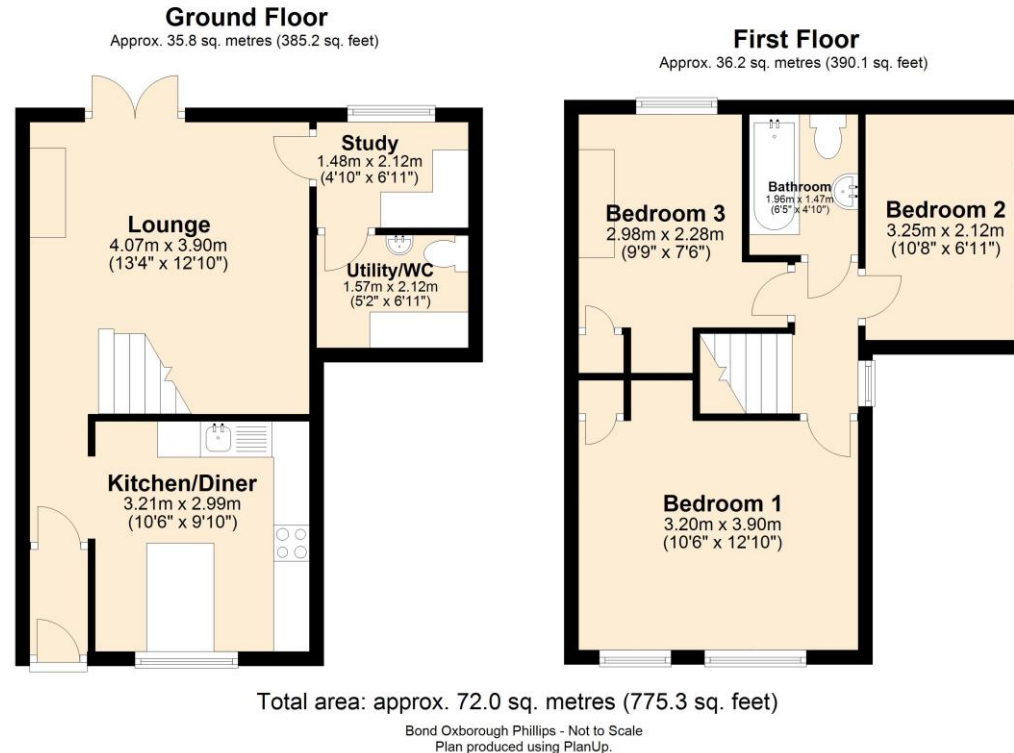


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## Directions

From Bideford Quay proceed towards Northam turning left onto the A39 North Devon Link Road signposted Bude. Continue on this road and upon reaching Clovelly Cross, continue straight on taking the next right hand turning signposted Hartland. Continue on this road into the village. Passing School Lane on your right hand side, continue onto Fore Street. Follow this road as it turns left and becomes West Street where, after a short distance, the entrance into the terrace will be on your left 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.

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.

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

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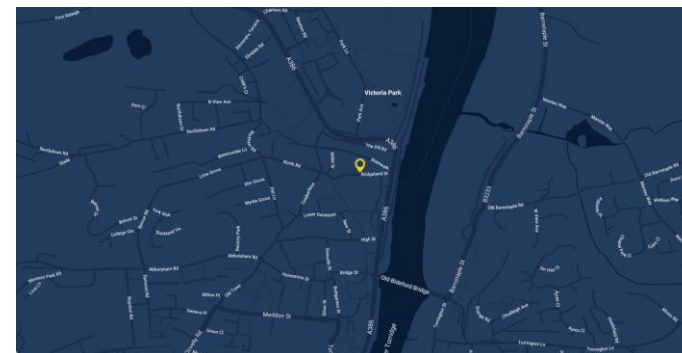
### Have a property to sell or let?

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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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>62</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	<b>12</b>	
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	