



21, Heywood Close, Hartland, Bideford, Devon, EX39 6HS



Hartland village amenities, coastline 2.8 miles, Clovelly 5.5 miles, Bideford 13 miles, Bude 15 miles

Three bedroom end of terrace property situated in the popular village of Hartland with garage, gardens and no onward chain.

- End of terraced house
- Walking distance to the village
- Three bedrooms & two shower rooms
- Front & back gardens
- Garage & parking
- No onward chain

Guide Price £195,000



SITUATION AND AMENITIES

Hartland village lies close to the rugged North Cornish and Devon coastline, famed for its many Areas of Outstanding Natural Beauty, with breathtaking cliff top coastal walks and safe bathing beaches. Nearby popular beauty spots include Welcombe Mouth, Hartland Quay, Stanbury Mouth, Bucks Mills. Hartland village has a thriving community with an excellent range of local amenities including cafe, shops, Post Office, pubs, medical centre, primary school, church along with a variety of clubs and societies and an award-winning restaurant, Pattards Kitchen. Popular nearby attractions include Hartland Abbey, the lighthouse at Hartland Point, a 16th Century Quay with its shipwreck museum, pub and Hotel, and Docton Mill Gardens. Hartland is also a famous filming location as seen in The Night Manager.

The towns of Bideford and Bude around 13 and 15 miles away offer extensive facilities, including further education establishments, banks and other amenities. Barnstaple is around 45 minutes by car. Junction 27 of the M5 and Tiverton Parkway rail station are approximately 90 minutes away.

DESCRIPTION

We are pleased to offer for sale this three bedroom end of terrace property in a quiet location within the thriving village of Hartland.

This is the first time this deceptively spacious home has been on the market in over twenty years and is being offered for sale with no onward chain.

The property is situated in what we believe is one of the best positions within this quiet cul de sac, not only because it enjoys distant countryside views from the front, it also has a garage which can be accessed directly from the rear garden.

The accommodation comprises in brief, entrance hall which leads into a spacious living room/dining room and staircase to the

first floor. The internal hallway has a useful under stairs storage cupboard and doors that lead to the shower room, third bedroom/dining room, kitchen and a delightful conservatory.

On the first floor, there are two bedrooms and an additional shower room. Both bedrooms have a series of built in wardrobes and the largest of the two rooms has the countryside views to the front.

Outside, there are well-loved gardens to the front and back with a pathway connecting the two. The low maintenance gardens have a variety of flower beds and a plethora of shrubs, as well as a wooden potting shed, seating areas and steps up to the courtesy door into the garage.

The garage is located within a row of garages, adjacent the property, with an electric up and over door.

We have been informed that additional parking can be found in the communal parking area for Heywood Close (there is no allocated spaces).

The accommodation, with approximate dimensions, is more clearly identified on the accompanying floorplan.

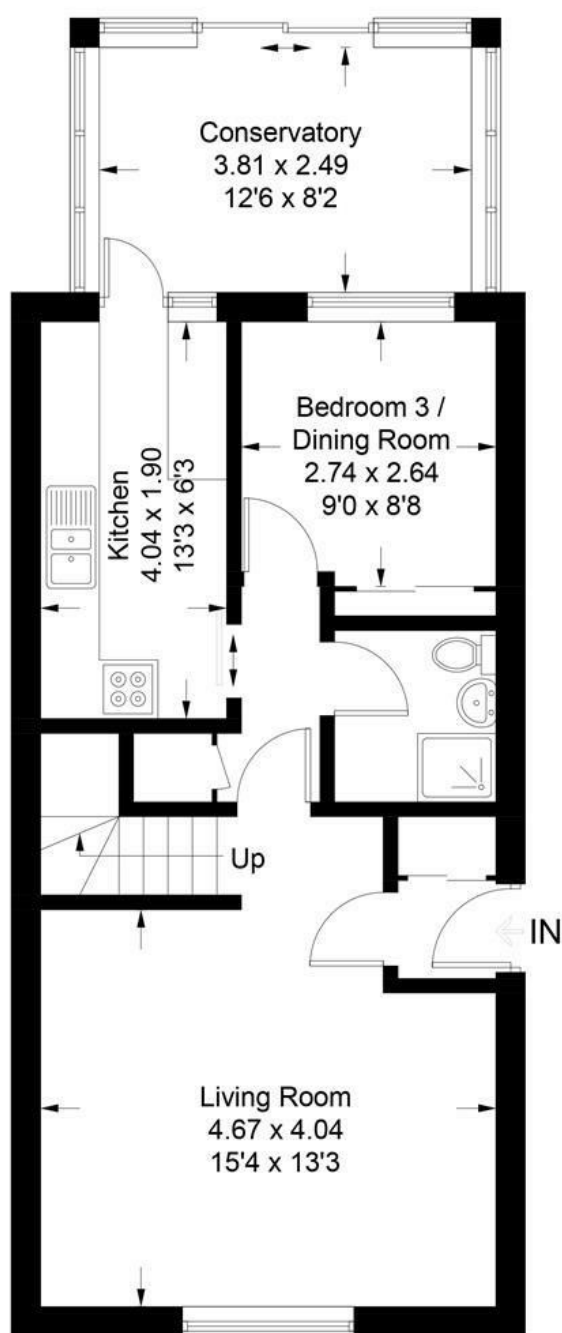
DIRECTIONS

From Bideford on the A39, take the first turning right signposted to Hartland. Proceed for some 3 miles and upon reaching the village at the bottom of the hill turn right into Pengilly Way and the entrance to Heywood Close will be found first on the left. Park within the communal brick paved parking area and the property can be found first on the right indicated by a Stags for sale board.

SERVICES

Mains water, electricity and drainage. Electric underfloor heating.





Approximate Gross Internal Area
95.4 sq m / 1027 sq ft

= Reduced headroom below 1.5m / 5'0

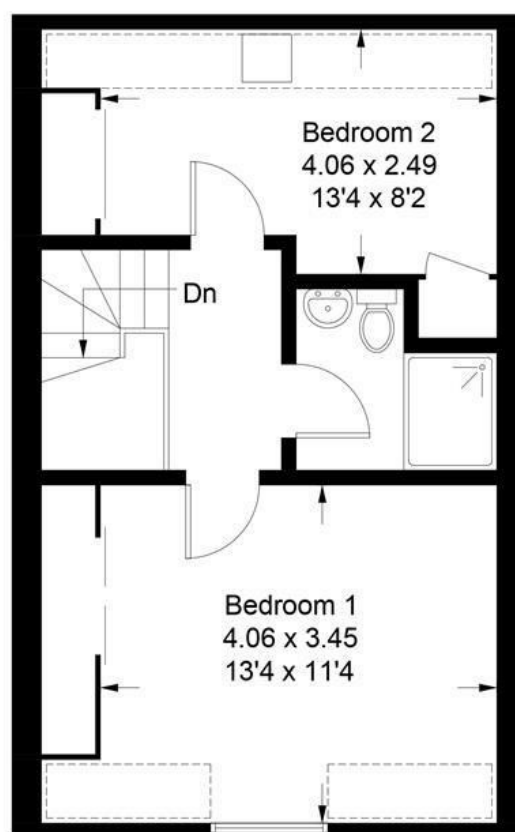


Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID757182)

These particulars are a guide only and should not be relied upon for any purpose.

4 The Quay, Bideford, Devon, EX39 2HW



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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