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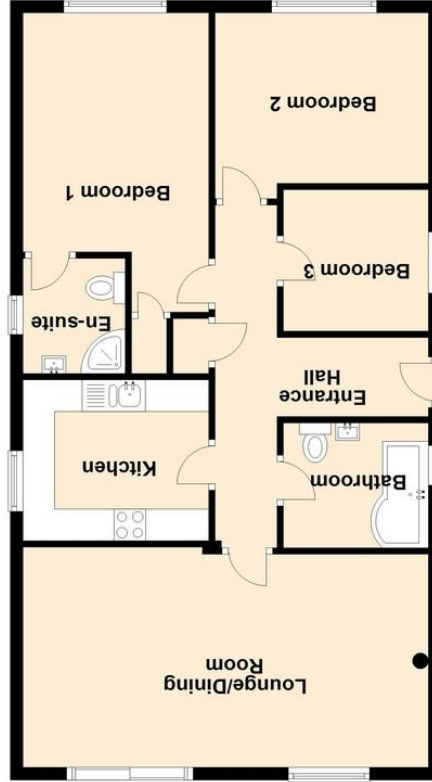
Energy Efficiency Rating	Current	Potential
Very energy efficient - lowest running costs	A (92-100)	A (92-100)
	B (81-91)	B (81-91)
	C (69-80)	C (69-80)
	D (55-68)	D (55-68)
	E (39-54)	E (39-54)
	F (21-38)	F (21-38)
	G (1-20)	G (1-20)

England, Scotland & Wales
 Not energy efficient - higher running costs
 EU Directive 2002/91/EC

DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Separate negotiation buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Total area: approx. 75.9 sq. metres (817.4 sq. feet)
 Plan produced using Planipr.



Ground Floor
 Approx. 75.9 sq. metres (817.4 sq. feet)

The Property Professionals...



5 Meadow View

Hartland, Bideford, Devon, EX39 6JB

- Energy efficient modern detached bungalow
- Popular edge of village location within Hartland
- Lounge dining room with wood burner, kitchen
- En-suite to the principal bedroom and family bathroom
- Garage, off road parking and hard landscaped gardens

Price £315,000



The property professionals

5 Meadow View

Hartland, Bideford, Devon, EX39 6JB

Price £315,000

5 Meadow View is a energy efficient modern detached bungalow, situated in a popular location in the village of Hartland, offering a wealth of shops and services and lying only two miles inland from some of the most impressive coastal walks, coves and beaches in the area.

The well presented accommodation briefly comprises; entrance porch, lounge dining room with wood burner and doors leading out to the landscaped gardens, kitchen with integrated appliances, three bedrooms with en-suite to the principal bedroom and separate well appointed family bathroom.

Outside there is a single garage, off road parking for two vehicles and attractive hard landscaped gardens.

ENTRANCE HALL

Entering via a composite double glazed door to the entrance hall, loft hatch access, wall mounted consumer unit, radiator and door to a useful storage cupboard. Doors serve the following rooms:-

LOUNGE DINING ROOM

21' 5" x 11' 6" max ' 10' 8" min" (6.53m x 3.61m) A bright and spacious reception with with UPVC double glazed window and matching sliding doors to the rear elevation overlooking and leading out into the landscaped garden. Slate hearth with wood burner and two radiators.

KITCHEN

10' 2" x 10' 00" (3.1m x 3.05m) UPVC double glazed window to the side elevation, inset lighting and tiled flooring.

The kitchen is fitted with a range of matching wall and base units with wood effect fitted work surface. Inset composite sink and drainer with mixer tap, and tiled splash back, Integrated appliances comprise of electric hob with extractor hood, electric oven, fridge freezer, dishwasher and washing machine.

BEDROOM ONE

15' 6" max' 12' 2" min" x 10' 00" (4.88m x 3.05m) A spacious double bedroom with a UPVC double glazed window to the front elevation. Built in cupboard and radiator. Door to:-

ENSUITE

5' 11" x 5' 1" (1.8m x 1.55m) UPVC obscure double glazed window to the side elevation, inset lighting and fully tiled walls. Corner shower enclosure with a mains fed shower, vanity unit with an inset basin, toilet bowl with concealed cistern and wall mounted heated towel rail.

BEDROOM TWO

11' 1" x 8' 10" (3.38m x 2.69m) A double bedroom with UPVC double glazed window to the front elevation. Radiator.

BEDROOM THREE

7' 6" x 7' 4" (2.29m x 2.24m) A single bedroom with UPVC double glazed window to the side elevation. Radiator.

BATHROOM

7' 6" x 6' 6" (2.29m x 1.98m) Inset spot lighting, UPVC obscure double glazed window to the side elevation, fully tiled walls and tiled flooring. 'P' shaped panel enclosed bath with mixer shower, vanity unit with wash hand basin, toilet bowl with concealed cistern and chrome wall mounted heated towel rail.

GARAGE

17' 00" x 8' 7" (5.18m x 2.62m) Up and over door with light and power connected.

OUTSIDE

To the front of the property the garden is laid to gravel for ease of maintenance, edged with garden sleepers with attractive planting. To the side of the bungalow there is off road parking for one vehicle and a shared drive leads to the garage with further off road parking for one vehicle in front of the garage. Side gate leads to the enclosed hard landscaped garden which is laid to patio and plum slate chippings with attractive planting.



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SALES
&
LETTINGS**
MARKET APPRAISAL

Award winning



Directions

From Bude, head north on the A39 towards Bideford. Continue along the A39 passing through the village of Kilkhampton and for a further seven miles. Take the first turning on the left toward Hartland and then remain on this road until reaching the village. At the T-junction turn left into Fore Street, passing the post office and the village shops, follow this road until meeting another T-junction and turn right. Follow this road around and take the left-hand turning into Brimacombe Road, first right into The Greenwoods and first right again into Meadow View and the property will be located on the left hand side.

COUNCIL TAX

Band D

SERVICES

Mains electricity, water and drainage. Oil fired central heating. 3.5kw of solar PV panels.

TENURE

Freehold

