

01288 355 828

E: bude@colwills.co.uk

www.colwills.co.uk

32 Queen Street

Bude, Cornwall

EX23 8BB

BRITISH PROPERTY AWARDS

2019

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2018

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2017

GOLD WINNER

ESTATE AGENT IN BUDE

Energy Efficiency Rating

Very energy efficient - lower running costs	A	(92+)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
Not energy efficient - higher running costs	G	(1-20)

EU Directive

2002/91/EC

England & Wales

www.epcau.com

estate agents

property management

lettings

COLWILLS

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 shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by 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.

FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



*The Property Professionals...*

COLWILLS

estate agents

property management

lettings



8 Brimacombe Road

Hartland, Devon, EX39 6BB

Price £399,950

- Spacious and refurbished detached bungalow
- Popular edge of village location within Hartland
- Living room with multi fuel burner, kitchen, sun room and study
- Four double bedrooms, 'Jack and Jill' shower room and separate bathroom
- Off road parking and landscaped gardens

*The property professionals*



COLWILLS

estate agents • property management • lettings

FREE

SALES

&

LETTINGS

MARKET APPRAISAL

Award winning

BRITISH PROPERTY AWARDS

2017

★★★★★

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2018

★★★★★

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2019

★★★★★

GOLD WINNER

ESTATE AGENT IN BUDE

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 and the property will be located a short distance along on the right hand side.

# 8 Brimacombe Road

Hartland, Devon, EX39 6BB

Price £399,950

8 Brimacombe Road is a spacious and refurbished 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, spacious living room with multi fuel burner, a modern high gloss cream kitchen, which opens out to a sun room, utility, study, four double bedrooms with a ‘Jack and Jill’ shower room and separate family bathroom.

Outside there is bricked paved off road parking for two vehicles, landscaped gardens to the sides which are laid to lawn and attractive patio, providing the perfect entertaining areas. Available with no onward chain.

### ENTRANCE PORCH

**5' 11" x 4' 4" (1.8m x 1.32m)** Entering via a double glazed composite door with matching fixed side panel to the entrance porch with UPVC double glazed window to the front elevation. Inset lighting and slate tiled flooring. Oak glazed door to:-

### LIVING ROOM

**16' 5" x 15' 2" (5m x 4.62m)** A bright and spacious reception room with a UPVC double glazed window to the front elevation overlooking the gardens and roof top views across to the countryside. Fireplace with wooden lintel, slate hearth, multi fuel burner and engineered oak wood flooring. Built in cupboard, television, telephone point and radiator. Door to:-

### HALL

Loft hatch access, inset lighting, radiator and engineered oak wood flooring. Oak doors serve the following rooms:-

### KITCHEN

**14' 2" x 12' 2" (4.32m x 3.71m)** Inset lighting, fitted with a range of cream high gloss wall and base units with contrasting black square edge worksurface with matching upstand, inset stainless steel sink and drainer with mixer tap, central island with solid wooden worksurface. Space for range style cooker with extractor canopy and glass splashback, integrated dishwasher, space and plumbing for American style fridge freezer. Engineered oak wood flooring and radiator.

### UTILITY ROOM

**6' 9" x 5' 00" (2.06m x 1.52m)** UPVC double glazed windows to the rear elevation. Inset lighting, space and plumbing for washing machine, engineered oak wood flooring and door to pantry cupboard with shelving and inset lighting.

### PANTRY

**5' 00" x 2' 00" (1.52m x 0.61m)** With shelving and inset lighting.

### SUN ROOM

**15' 9" x 9' 3" (4.8m x 2.82m)** A bright and spacious triple aspect room with UPVC double glazed windows to three elevations and matching door leading out to the garden. High level television point and socket. Radiator.

### DINING ROOM/BEDROOM FOUR

**13' 5" x 9' 4" (4.09m x 2.84m)** UPVC double glazed window to the front elevation overlooking the gardens and roof top views across to the countryside. Engineered oak wood flooring and radiator.

### STUDY

**8' 10" x 6' 11" (2.69m x 2.11m)** UPVC double glazed window to the rear elevation overlooking the gardens. Radiator.

### BEDROOM ONE

**11' 11" x 11' 00" (3.63m x 3.35m)** A bright and spacious double bedroom with as UPVC double glazed window to the front elevation. Radiator.

### BEDROOM TWO

**11' 5" x 8' 4" (3.48m x 2.54m)** A bright and spacious double bedroom with a UPVC double glazed window to the side elevation, built in double wardrobe and radiator. Door to:-

### JACK AND JILL SHOWER

**8' 4" (2.54m)** UPVC obscure double glazed window to the side elevation. Inset lighting and extractor fan. Quadrant shower enclosure with mains fed shower, pedestal wash hand basin, push button low flush WC, chrome heated towel rail and slate tiled flooring.

### BEDROOM THREE

**11' 11" x 8' 10" (3.63m x 2.69m)** A bright and spacious double bedroom with a UPVC double glazed window to the rear elevation overlooking the landscaped garden. Radiator. Door to jack and Jill shower room.

### BATHROOM

**8' 10" x 6' 9" (2.69m x 2.06m)** UPVC obscure double glazed window to the rear elevation. Inset lighting, and extractor. ‘P’ shape bath with curved shower screen, soak head shower with separate hand attachment, grey high gloss vanity unit with inset basin, toilet bowl with concealed cistern, travertine wall and floor tiling, chrome wall mounted heated towel rail and door to linen cupboard.

### OUTSIDE

To the front of the property there is bricked paved off road parking for two vehicles with the garden laid to lawn with a low fence and a useful recycling/bin store. Side gate leads to a large patio seating area which can be accessed via the sun room with fencing to one side providing the perfect private entertaining area. To the rear of the property there is an attractive stone patio seating area with raised vegetable bed.

### STORAGE ROOM

**8' 6" x 8' 4" (2.59m x 2.54m)** UPVC double glazed window to the front elevation, UPVC double glazed door to the side and light and power connected.

### GARDEN ROOM

**13' 00" x 9' 00" (3.96m x 2.74m)** UPVC double glazed french doors and window to the front elevation.

### BOILER ROOM

**5' 00" x 3' 5" (1.52m x 1.04m)** Floor standing oil fired boiler.

### COUNCIL TAX

Band D

### SERVICES

Mains electricity, water and drainage. Oil fired central heating.

### TENURE

Freehold