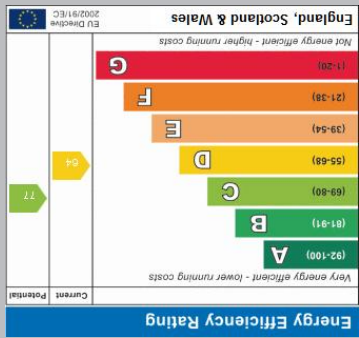
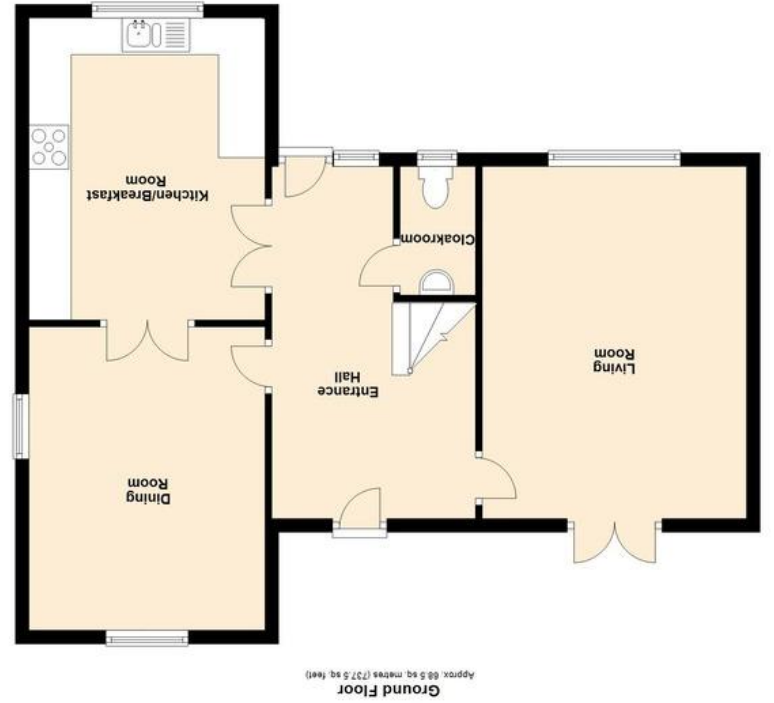
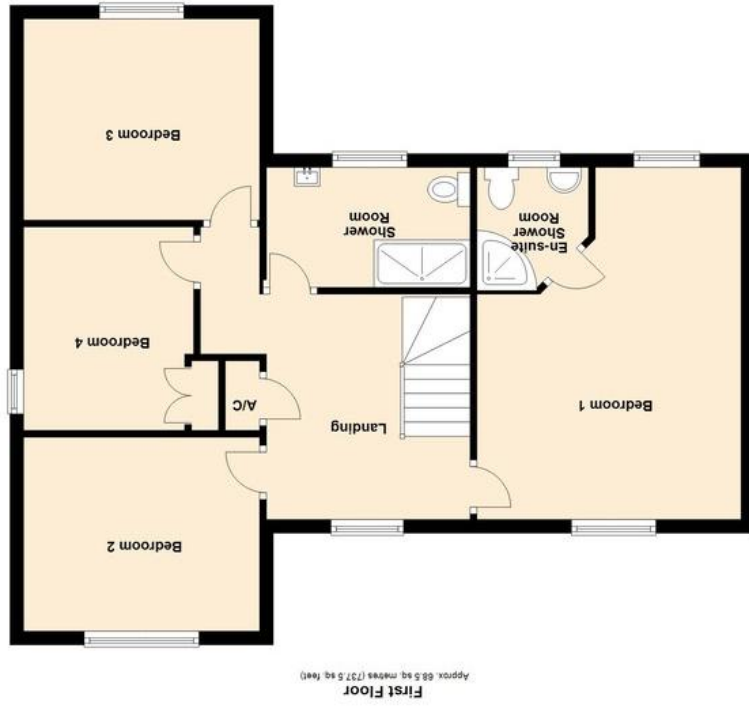


01288 355 828
 E: bude@colwills.co.uk
 www.colwills.co.uk
 32 Queen Street
 Bude, Cornwall
 EX23 8BB



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Total area: approx. 137.0 sq. metres (1474.9 sq. feet)

The Property Professionals...

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6 Goaman Park

Hartland, Bideford, Devon, EX39 6DF

Price £399,950

- Spacious and well presented detached house
- Close to amenities, thriving village community
- Living room, dining room, modern kitchen
- Four bedrooms, en-suite to the principal bedroom and shower room
- Off road parking and enclosed landscaped gardens



The property professionals

6 Goaman Park

Hartland, Bideford, Devon, EX39 6DF

Price £399,950

6 Goaman Park is a well presented detached house situated in the thriving North Devon village of Hartland. The village offers a wealth of shops and services and lies only 2 miles inland from some of the most impressive coastal walks, coves and beaches in the area.

The property offers a spacious entrance hall, cloakroom, dual aspect living room, dining room, modern kitchen breakfast room, four first floor bedrooms, ensuite to the principal bedroom and separate shower room.

Outside there is off road parking and enclosed easy maintenance landscaped gardens to the rear.

ENTRANCE HALL

Entering via obscure UPVC double glazed door to entrance hall with coved ceiling and UPVC double glazed door leading out to the rear decked seating area and garden. A spacious hall with coved ceiling, stairs with glass balustrade ascending to the first floor with under stairs storage. Radiator. Doors serve the following rooms:-

CLOAKROOM

UPVC obscure double glazed window to front elevation, pedestal wash hand basin, WC and radiator.

LIVING ROOM

17'1 x 12' 5 A dual aspect room with double glazed window to front elevation and UPVC double glazed french doors leading out to the rear decked seating area and gardens with views across the surrounding countryside. Artexed coved ceiling, wood laminate flooring and radiator.

DINING ROOM

14'6 x 11'3 A dual aspect room with UPVC double glazed window to the side and rear elevations with views across the surrounding countryside. Coved ceiling, television point, telephone point and radiator. French doors leading into:-

KITCHEN BREAKFAST ROOM

14'5 x 11'2 UPVC double glazed window to front elevation and coved ceiling. Fitted with a range of matching grey high gloss wall and base

units, with fitted granite effect work surface, inset composite sink with side drainer and tiled splash back. Integrated Neff electric double oven and Neff touch hob with extractor canopy over, space and plumbing for washing machine, space and plumbing for dishwasher, space for freestanding fridge-freezer and radiator.

FIRST FLOOR

UPVC double glazed window to the rear elevation with views across the countryside and Lundy Island. Coved ceiling, loft access with loft ladder, door to airing cupboard housing a factory lagged water cylinder. Doors serve the following rooms:-

BEDROOM ONE

17'5 x 13'5 A dual aspect double bedroom with UPVC double glazed windows to the front and rear elevations with views across the surrounding countryside and Lundy Island. Coved ceiling, television point and radiator. Door leading to:-

ENSUITE

UPVC obscure double glazed window to the front elevation, quadrant shower enclosure with mains fed shower, vanity unit with inset wash hand basin, WC and radiator.

BEDROOM TWO

11'2 x 9'2, plus door recess UPVC double glazed window to rear elevation with views across the surrounding countryside and Lundy Island. A double bedroom with coved ceiling, television point and radiator.

BEDROOM THREE

11'2 x 9'8 A double bedroom with coved ceiling, radiator and a UPVC double glazed window to the front elevation.



BEDROOM FOUR

9'8 x 7'8 UPVC double glazed window to side elevation. Coved ceiling, radiator, built in wardrobe and radiator.

SHOWER ROOM

8'3 x 6'3 UPVC obscure double glazed window to the front elevation, large shower enclosure with electric shower, vanity unit with soft close drawers and freestanding glass wash hand basin, WC, and wall mounted heated towel rail

Outside

To the front of the property there is extensive brick paved off-road parking for up to 3 cars. The rear garden is accessed either side of property, with the majority of the garden being laid to decking with steps leading down to the side garden, being hard landscaped and laid to gravel with a patio seating area, attractive flower beds, wildlife pond and summerhouse.

Council Tax

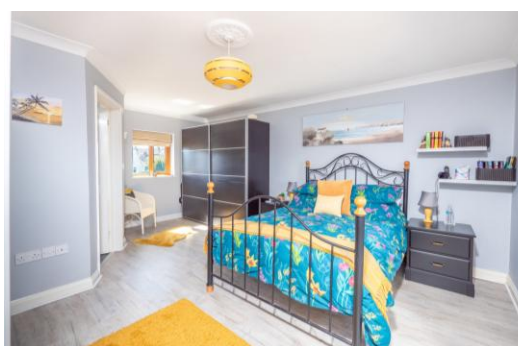
Band D

Services

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

Tenure

Freehold



FREE
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 7 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 right and follow the road out of the village and turn right into Harton Way and the first right into Goaman Park and the property will be located a short distance along on the right hand side.

