

# Regency

ESTATE AGENTS



**42B FORE STREET, HARTLAND, EX39 6BE**

**O.I.R.O £165,000**

A cosy 2 bedroom cottage situated in the heart of this popular village, offering a range of amenities whilst being within short distance of the rugged coastline & scenic walks. Presented to a modern standard, the accommodation is open plan to the ground floor with electric radiators together with rear courtyard.

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This cosy 2 bedroom end terraced cottage is situated in the heart of the pretty village of Hartland, offering a useful general store/post office and public houses amongst other amenities, yet still being close to the beautiful unspoilt countryside and amazing coastline at Hartland Point whilst the larger towns of Bude (14 miles) & Bideford (15 miles) are both within easy reach via the Atlantic Highway.

Offered to a good modern standard with a neutral finish throughout the ground floor features open concept living with combined kitchen & living space together with access to the rear courtyard. The kitchen includes a range of modern units with wooden work surfaces and integral electric oven & hob.

Stairs rise to the first floor landing and off to double and single bedrooms together with the bathroom which comprises a white suite including bath with electric shower over.

To the outside is an enclosed rear courtyard, the floor having a resin finish for ease of maintenance.

Opposite the cottage along Fore Street are parking areas, available on a first come, first served basis whilst there is also a free car park located nearby, off The Square.

**Services:** Mains electricity, water & drainage.

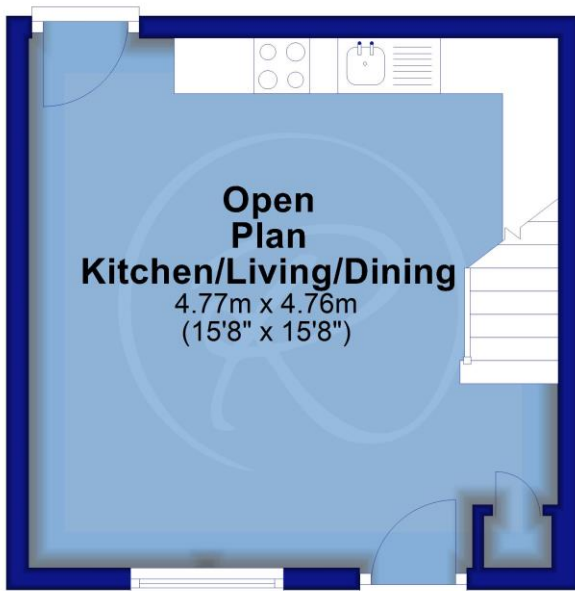
**Energy Performance Certificate:** E (44)

**Council Tax:** BAND A (£1,543.21 per annum)



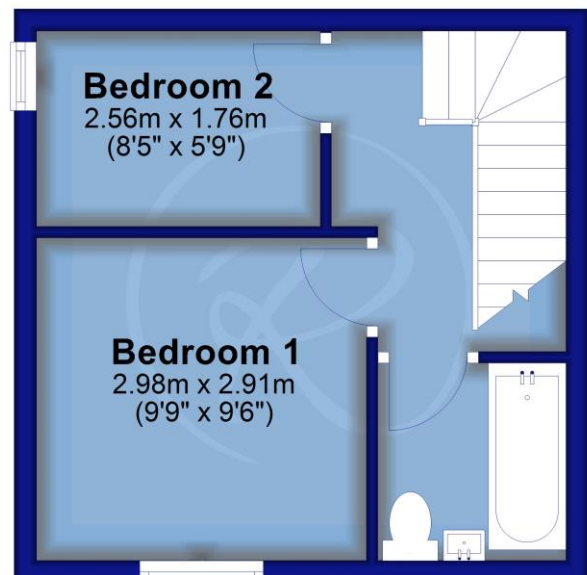
## Ground Floor

Approx. 22.7 sq. metres (244.7 sq. feet)



## First Floor

Approx. 22.7 sq. metres (244.7 sq. feet)



**Total area: approx. 45.5 sq. metres (489.4 sq. feet)**

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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