

GROUND FLOOR  
1634 sq.ft. (151.8 sq.m.) approx.



TOTAL FLOOR AREA - 1634 sq.ft. (151.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



**Lovely Bungalow For The Actively Retired**  
18 Hartland View Road, Woolacombe, EX34 7HB

Asking Price

**£569,950**

- Superb Detached Bungalow
- UPVc D/G & Gas Central Heating
- Super Kitchen & Conservatory
- Tucked Away & Sort After Location
- Very Well Appointed Throughout
- Attractive Gardens, Double Garage
- Delightful Open Aspects
- 3 Bedrooms, 2 Bathrooms
- EPC; C

**Looking to sell? Let us value your property for free!**

Call 01271 814114

or email braunton@phillipsland.com

**Directions**

From Braunton take the A361 Ilfracombe Road. Continue through Knowle and past West Down. At Mullacott Roundabout take first exit. Continue along past the turning to Lee. After the sharp right bend take the first right hand turning. Continue along and turn left into Headlands View Avenue. Continue down and follow around to the left. Then follow around to the right and continue down. The drive to the property will be on the left.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract. Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited. Our company registration number is 04753854 and we are registered in England and Wales.



## Room list:

### Entrance Hall

**Living Room**  
6.89 narr 3.96 x 6.61 (22'7" narr 12'11" x 21'8")

**Kitchen**  
5.45 x 3.58 (17'10" x 11'8")

**Consrvatory**  
4.91 x 2.39 (16'1" x 7'10")

**Bedroom 1**  
4.03 x 3.26 (13'2" x 10'8")

**En Suite Shower Room**  
2.74 x 1.87 (8'11" x 6'1")

**Bedroom 2**  
4.02 x 3 (13'2" x 9'10")

**Bedroom 3**  
2.95 x 2.52 (9'8" x 8'3")

**Bathroom**  
2.74 max x 2.54 (8'11" max x 8'3")

**Double Garage**  
5.52 x 5.19 (18'1" x 17'0")

**Excellent Parking & Further Caravan Space**

**Delightful & Level Gardens With Views**

This is an excellent opportunity to acquire a very well presented and spacious detached bungalow. The property really must be viewed, not only to appreciate the spacious nature of the bungalow, but also the private and tucked away position it sits within.

This will be an ideal home for the actively retired as it has a delightful, level garden with very pleasant open aspect to two sides. There is a very good degree of privacy as it is approached over a long drive which opens up to the front of the bungalow. Here there is excellent parking and access to the attached double garage. To the side of this, there are double gates which open to further parking which is an ideal space for a caravan, boat or just as a useful storage area.

To the front, there is attractive white paving which run up into the storm porch. The accommodation flows nicely with bright and spacious rooms benefiting UPVc double glazing and mains gas central heating. The entrance hall has useful storage cupboard and an airing cupboard. Those lookin for a spacious living room will be more than pleased with the space on offer here. There are bi folding doors which open out to the delightful rear garden. The kitchen has been very well equipped with attractive and thoughtfully arranged units. Here there is an island which provides substantial work surfaces. There is integral and underlighting to the wall cupboards which offer a pleasant ambiance in the evening. Integral appliances are in abundance and these include; a double oven with plate warming drawer; gas hob; fridge freezer; eye level microwave; washing machine and a very convenient double drawer dishwasher.

There is a rear conservatory which connects to the double garage so coming from the car to the bungalow is easy, especially if it is raining. There are 3 double bedrooms, each with built in wardrobes. The main bedroom has a well appointed ensuite shower room, whilst the main bathroom with shower bath and floating wash basin with cupboards and vanity unity over.

In all, this is a very comfortable and easy to run home which will be ideal for those looking for peace and tranquility. Furthermore, there is no onward chain.

## Outside

The bungalow stands on a terrific plot which sides onto farmland on 2 sides and offers a lovely open aspect. There is a good size patio from the living room via the bi fold doors. The garden is laid principally to lawn with flower beds and boarders. Arranged around are some shrubs and a eucalyptus tree. There is a very good degree of privacy.

Hartland View Road is a sought after and select development of bungalows which is set just off Morteohoe Station Road and so offers very easy access to the beautiful and sandy beach at Woolacombe. This is a world renowned beach and has been voted in the top 10 in the world and top 5 in the country. The miles of beach connects to Putsborough beach to the south and both provide excellent surfing.

The village of Morteohoe is only a few minutes away and here there 2 pubs, Post Office and stores and access to the superb South West Coastal footpath with its' many miles of stunning coastal walks. Ilfracombe Town is 7 miles away and offers a wide range of amenities with primary & secondary schools, Tesco store, many shops and the award winning Landmark Theatre. Branton village is 8 miles to the south and the main north Devon town of Barnstaple is a further 5 miles. Here there is excellent covered shopping o the town centre at Green Lanes and out of town shopping at Roundswell.

There is access to the M5 Motorway via The North Devon Link Road at junction 27 and The Tarka Rail line connects to Exeter which then picks up the direct route to London Paddington.



## Services

All Mains Connected

## Council Tax band

E

## EPC Rating

C

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Branton branch on 01271 814114

