

GROUND FLOOR
1392 sq.ft. (129.3 sq.m.) approx.



TOTAL FLOOR AREA: 1392 sq.ft. (129.3 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.
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Directions

From Bideford proceed towards Northam turning left onto the A39 North Devon Link Road signposted Bude. Continue on this road for approximately 11 miles passing Clovelly Cross and taking the next right hand turning signposted Hartland. Follow this road into the village and past the first right hand turning signposted Pengilly Way. Take the second right hand turning onto School Lane and at the junction bear left and follow the road as it bears left taking the first right hand turning onto Brimacombe Road. The property is on

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2 Bed Bungalow - Detached

9 Brimacombe Road, Hartland, Bideford, EX39 6BB

Guide Price

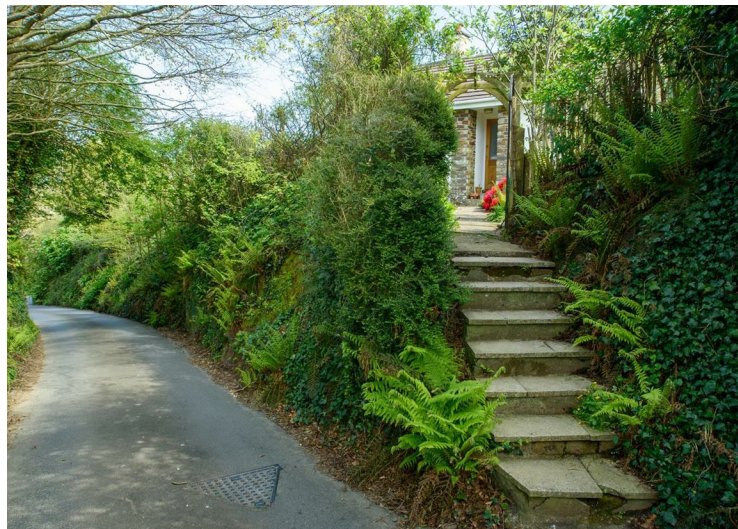
£300,000

- 2 Double Bedroom Bungalow
- Excellent Quiet Position
- Backing Onto Open Countryside
- Garage & Driveway For 2 Cars
- Direct Access To West Ball Hill
- Beautiful Well Stocked Gardens
- MUST BE VIEWED

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Room list:

Entrance Hall

Utility Room

2.54 x 1.40 (8'3" x 4'7")

Kitchen

4.62 x 3.51 (15'1" x 11'6")

Lounge

4.17m x 3.51m (13'8" x 11'6")

Bedroom 1

3.61 x 3.20 (11'10" x 10'5")

Bedroom 2

3.61 x 3.15 (11'10" x 10'4")

Bathroom

2.31 x 2.16 (7'6" x 7'1")

Integral Garage

5.64 x 2.59 (18'6" x 8'5")

Overview

Once inside the property there is plenty of storage space along with a rather handy utility room/wash basin and WC. The kitchen is well proportioned with a range of built in cupboards and plenty of storage along with a range of worktop space perfect for those of you that enjoy home cooking.

There is integral access to the garage which has light and power connected, perfect for hobbies. The lounge is to the rear of the bungalow and enjoys far-reaching views over the valley and it's rolling countryside. A wood burning stove creates a fantastic focal point to the room and a welcoming warmth making for a perfect spot for an afternoon siesta. Sliding doors open onto the rear patio perfect for dining.

The two bedrooms are very good proportions, both double and plenty of space for further furniture. As the hallway is so large there is a spot to have a desk perfect for those of you looking for an area to work from home.

The property has direct access onto West Ball Hill which leads to some fantastic walks and down to the river Abbey ideal to enjoy walking your furry friends. Within Hartland Peninsula, with its rugged coastline, secluded coves and popular coastal paths are a MUST! There are a choice of beaches near by and Clovelly is within easy reach which is hugely popular for locals and visitors alike.

Hartland has an excellent surgery, a post office, an additional village shop as well 2 pubs and the famous Hartland Quay Hotel is 2 miles west.

The market town of Bideford is only 25/30 minutes in the car and has a range of both national and local retailers. Further restaurants and national pub chains along with recreational facilities, gyms, parks, schools, doctors and dentists.

Bideford offers great travel links to Barnstable and beyond with a frequent bus route covering most of the coast. Whereas Bude, Holsworthy and Torrington offer a plethora of amenities and are all similarly in convenient driving distance. Welcombe Mouth and Sandy Mouth can be found on the way to Bude on 20 mins by car.

The property benefits from being at the end of a no through cul-de-sac and with far-reaching countryside views along with a direct access to some beautiful walks. This property is a MUST VIEW, contact our Bideford team and speak to Edward for more information.

Services

Type your text here

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797



Outside

Outside is where this property really excels further for those of you more green fingered you will appreciate the work, thought and efforts gone into this garden. With a range of shrubs, trees, flowers and borders this garden is a haven for wildlife. The garden also has two rather handy timber storage sheds and is fully enclosed perfect for your four-legged friends.

As already mentioned from the rear of the garden (originally front of the bungalow) there is a direct access onto West Ball Hill. The property is on oil fired central heating and the tank replaced by the current owners which is bunded and located in the corner of the garden.

The property benefits from a generous wraparound plot and is highly private and incredibly quiet which is perfect for those of you that enjoy the peaceful life in the countryside. For more information please don't hesitate to contact and we advise an early viewing appointment to avoid any disappointment.

