



10, Hartland View Road





# 10, Hartland View

Woolacombe, Devon EX34 7HB

Morteohoe/Woolacombe within a short drive

A modern detached bungalow with double garage in quiet, favoured 'no through' development.

- Covered Entrance Porch & Hallway
- Refitted Bathroom & En-suite
- Integrated Appliances
- Cul-de-sac Location
- Council Tax Band E
- Three Bedrooms
- Modern 'L Shape' Kitchen/Diner
- Extremely well presented
- Double Garage & Driveway
- Freehold

Guide Price £549,950

## SITUATION AND AMENITIES

In a quiet sought after 'no-through' development enjoying views towards open countryside and also glimpses of the sea. On the outskirts of the village of Morteohoe and a short drive from Woolacombe Bay with its award winning golden sandy beaches and also within easy access of several scenic coastal walks over nearby National Trust land. Barnstaple, the Regional Centre, is about 15 miles and this houses the area's main business, commercial, leisure and shopping venues as well as District Hospital. The A361 North Devon Link Road can be reached in about 40 minutes which goes on to give access to the M5 Motorway at Junction 27 where Tiverton Parkway also offers a rail link to London in about 2 hours. Exmoor National Park is about 20 minutes by car.





## DESCRIPTION

This detached bungalow was built around 2002 by Prowtings Homes and presents painted, rendered elevations with double glazing beneath a tiled roof. The accommodation is very well presented, bright and spacious. The property is considered ideal as a main home, second home or holiday let given the proximity of the North Devon Coast. The layout briefly consists; Entrance Hall with built in storage cupboards, 'L Shaped' Kitchen/Dining Room with integrated appliance's, central island/breakfast bar, dining area with space for 6/8 seater dining table and glazed pocket doors leading into the sitting room (also accessed via hall). The sitting room is a generous size with views over the rear garden and adjoining fields and enjoys direct access into the garden. There are two double bedrooms and a good sized single bedroom, all with built in wardrobes, the main bedroom overlooks the rear garden and benefits from an updated en-suite shower room.

Recently fitted LVT flooring in the entrance hall, bathroom and en-suite. Fitted carpets in all three bedrooms and the sitting room.

## OUTSIDE

At the front of the property is a tarmac driveway with parking for 2/3 vehicles. The driveway is edged with a lawn and gravel border, a pathway provides access to the front garden and gated access to the side and rear gardens. At the rear of the property is a lawned garden with pleasant views across farmland and some distant coastal views. The double garage (18'x 17'1) has storage in the eaves, power and light and door to the rear.

## SERVICES

All mains services, gas fired central heating.

## DIRECTIONS

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Approaching from the Barnstaple direction, at Mullacott Cross roundabout take the left hand exit signed Woolacombe and Morteohoe. Follow this road for about 1 ½ miles and at Turn Pike Cross take the right hand turn immediately before the Fortescue Arms sign posted Morteohoe. Follow this road for a ¼ of a mile, take the first left hand turning to Headlands View Avenue follow the road down and around to the left in to Hartland View Road, follow around to the left, then the property will be found towards the end of the Cul-De-Sac on the right.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

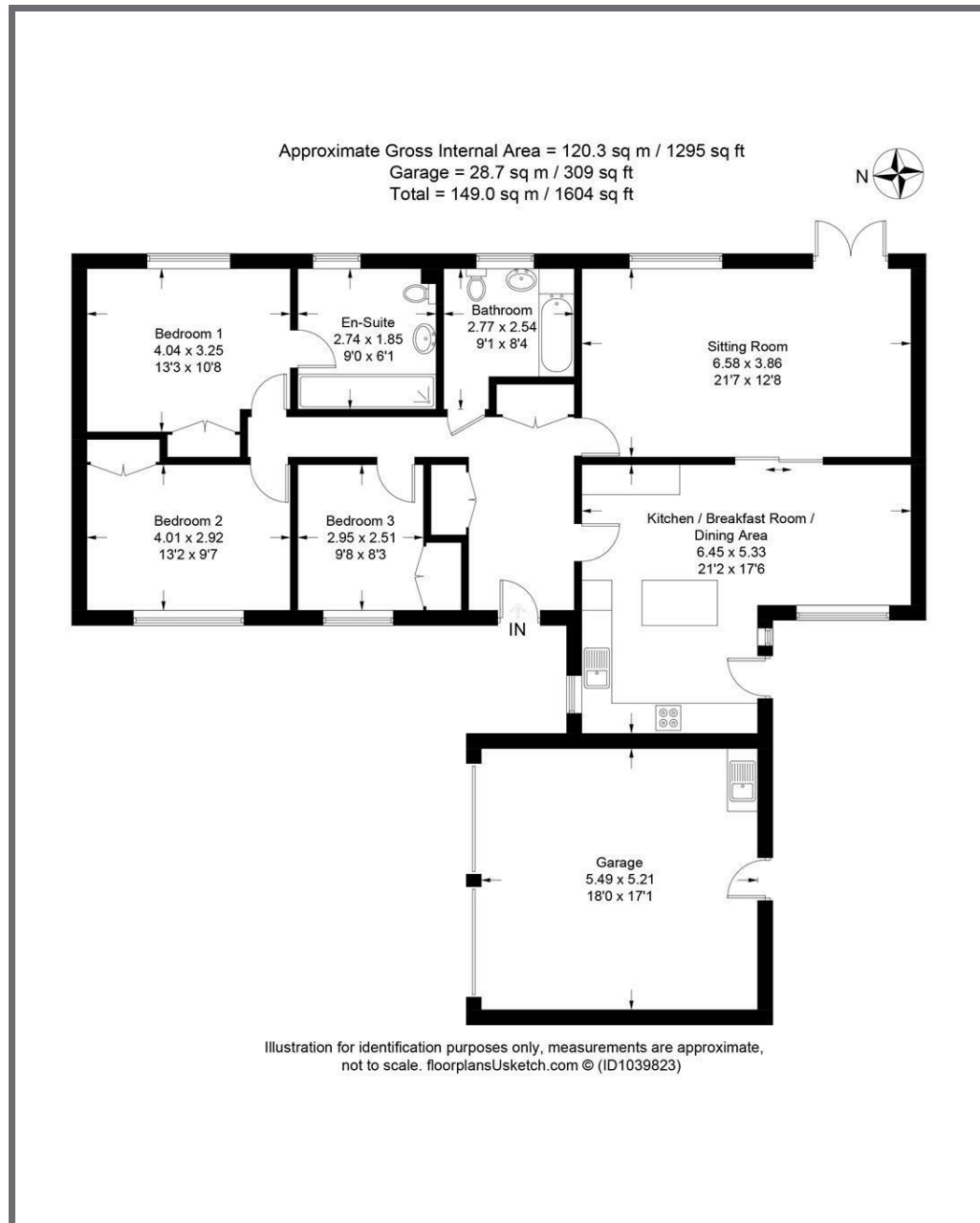


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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