



39 Hillpark
Buckland Brewer, Bideford, EX39 5HY

Price Guide £465,000

A Superb Family House!

A very special opportunity... Backing onto open farmland with views to both Exmoor and Dartmoor is this beautifully updated and exquisitely presented detached four-bedroom family house situated within a quiet private cul-de-sac.

This wonderful light and airy home includes an extended lawned garden and patio, double garage (one half converted into a fully insulated studio/gym/work from home space), driveway with parking for 4 vehicles, gorgeous open plan kitchen/dining/living room with log burner, retracting glass doors and stylishly decorated throughout the house. Briefly also comprising: Ground floor WC, en-suite master bedroom and spacious communal spaces.

The village of Buckland Brewer has a population of about 600 which is likely to expand in coming years. It also has a primary school, church, chapel and lively community spirit centred around the village hall. There is also a community shop and historic thatched inn/restaurant. The towns of Bideford and Torrington are 6 miles away approximately and provide a good range of shops, amenities and facilities with the North Devon Link road being easily accessible within 3 miles.



Externally: The outside space that comes with number 39 is excellent. The rear garden has been extended by the current owners and now forms a very substantial area for families. There is an extensive lawn and large patio – all level, plus an outdoor shower and direct access to the studio/gym, electric point.

Parking: Space for 4 vehicles adjacent to the house with a double garage – now converted to form the studio/gym and adjoining single garage with boarded storage.

Tenure: Freehold

Services: Mains electricity, Air Source Heat Pump, water and mains drainage.

Council Tax Band: D
Energy Performance Rating: C

Directions: From Bideford proceed towards Torrington, upon reaching the mini roundabout take the first exit along New Road and take the 2nd right hand turning after approximately $\frac{3}{4}$ mile signposted to Littleham. Continue for a further 3 miles until reaching Hooper's Water (with telephone box on the right-hand side) and here turn left to Buckland Brewer is signposted. Continue to the village and through the main square, continue past the church and then the school on the left hand side, follow this road and not far after will be a left turning into Hillpark.





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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.



Floor 0 Building 1



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Approximate total area^m
102.4 m²
1104 ft²

MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

