

01288 355 828
 E: bude@colwills.co.uk
 www.colwills.co.uk
 32 Queen Street
 Bude, Cornwall
 EX23 8BB



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		52 E	
			78 C

DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information shown in photographs and are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

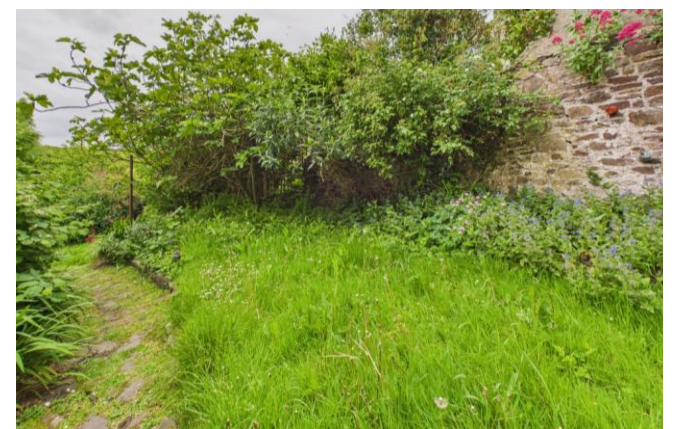
FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.

estate agents • property management • lettings
COLWILLS



The Property Professionals...

COLWILLS
 estate agents • property management • lettings



39 Fore Street

Hartland, Bideford, Devon, EX39 6BE

Price £225,000

- Spacious four-storey period terrace house
- Located in the heart of Hartland village
- Living room, dining room, kitchen breakfast room, study
- Four bedrooms and a separate bathroom
- Gardens to the rear with a useful store. No chain



The property professionals

39 Fore Street

Hartland, Bideford, Devon, EX39 6BE

Price £225,000

39 Fore Street is a spacious four-storey period terrace house, offered with no onward chain and ideally located in the heart of Hartland village, close to local shops, schools, and pubs.

The accommodation comprises an entrance porch and hallway, living room, kitchen/breakfast room, and a supplementary kitchen. The lower ground floor features a dining room with attractive slate flagstone flooring, an additional rear porch, and a utility room.

On the first floor there are three bedrooms and a family bathroom, while the second floor offers a fourth bedroom together with a study.

Outside, the property benefits from a decked balcony with steps leading down to the rear garden, which is mainly laid to lawn. There is also a useful outside store and external WC.

ENTRANCE PORCH

Entering via a solid wooden door to the entrance porch with wall mounted consumer units and painted wooden floorboards. Wooden glazed door opening into:-

ENTRANCE HALL

Turning staircase ascending to the first floor, and staircase descending to the lower ground floor. Exposed wooden floorboards and night storage heater. Door to:-

LIVING ROOM

13' 1" x 11' 8" (3.99m x 3.56m) UPVC double glazed window to the front elevation, Picture rail, built-in cupboards to either side of the fireplace and shelving, exposed wooden floorboards and night storage heater.

KITCHEN/BREAKFAST ROOM

11' 6" x 8' 3" (3.51m x 2.51m) UPVC double glazed window to the rear elevation with views across to the countryside. Fitted wooden bench and exposed wooden floorboards.

The kitchen is finished with a range of matching wall and base units with fitted square edge worksurface with matching up stand, inset stainless steel sink and drainer with mixer tap and freestanding cooker with extractor hood fitted above.

SUPPLEMENTARY KITCHEN

8' 1" x 7'3 max' 6'2 min" (2.46m x 2.29m) UPVC obscure double glazed door to the rear elevation leading to the balcony and wooden stairs descend to the garden. Fitted base units with square edge work surface and painted wooden floorboards.

LOWER GROUND FLOOR

DINING ROOM

11' 11" x 7' 11" (3.63m x 2.41m) UPVC double window to the rear elevation, low

ceiling, fireplace recess, night storage heater, useful under the stairs cupboard and slate flagstone flooring.

REAR PORCH

7' 1" x 6' 2" (2.16m x 1.88m) UPVC double window to the rear elevation, wooden door to the side.

UTILITY ROOM

8' 11" x 8' 1" (2.72m x 2.46m) UPVC double glazed window to the rear elevation, part restricted head height, fitted worksurface with inset stainless steel sink and drainer, space and plumbing for washing machine.

FIRST FLOOR

UPVC double glazed window to the half landing, staircase ascending to the second floor with a useful under stairs storage cupboard. Doors serve the following rooms:-

BEDROOM ONE

13' 11" x 10' 11" (4.24m x 3.33m) A bright and spacious principal double bedroom with UPVC double glazed window to the front elevation. Wall mounted electric heater.

BEDROOM TWO

11' 2" x 8' 2" (3.4m x 2.49m) A double bedroom with UPVC double glazed window to the rear elevation offering pleasant countryside views. Airing cupboard with a factory lagged hot water cylinder and slatted shelving. Wall mounted electric heater.

BEDROOM THREE

10' 5" x 6' 5" (3.18m x 1.96m) A single bedroom with a UPVC double glazed window to the front elevation. Wall mounted electric heater.

BATHROOM

7' 8" x 6' 8" (2.34m x 2.03m) UPVC double glazed window to the rear elevation offering pleasant countryside views. Panel enclosed bath with glass shower screen and electric shower, pedestal wash and basin, push button low flush WC and exposed wooden floorboards.



SECOND FLOOR

STUDY

16' 8" x 7' 8" (5.08m x 2.34m) Skylight window to the rear elevation, part restricted head height, wall mounted electric heater and exposed wooden floorboards. Door to:-

BEDROOM FOUR

16' 7" x 7' 1" (5.05m x 2.16m) Skylight window to the rear elevation, part restricted head height, wall mounted electric heater and exposed wooden floorboards.

OUTSIDE TOILET

6' 11" x 4' 7" (2.11m x 1.4m) Wall mounted wash and basin and WC.

OUTSIDE STORE

11' 8" x 6' 8" (3.56m x 2.03m) Wooden pedestrian door and wooden framed glazed window. Light and power connected.

OUTSIDE

To the rear the garden is laid to lawn and is bordered by a Devon bank to one side, there is a patio seating area which can be accessed from the rear porch or the balcony via the wooden staircase. There is a wooden pedestrian gate to the side giving access through Number 38 back out to Fore Street.

Please note the neighbouring property has pedestrian right of access via the path to the left of the garden, giving access to their garden.

COUNCIL TAX

Band C

SERVICES

Mains electricity, water and drainage

TENURE

Freehold



FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From Bude, head north on the A39 towards Bideford. Continue along the A39 passing through the village of Kilkhampton and for a further 7 miles. Take the first turning on the left toward Hartland and then remain on this road until reaching the village. At the T-junction turn left into Fore Street and the property will be found on the left-hand side.

