



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Available at a most realistic price and with No ongoing chain an extremely spacious mid terrace village residence enjoying attractive country views to the front elevation with 3 good sized Bedrooms also with a good sized enclosed rear Garden.

BLAK
PROPERTY

BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS
Sales 01237 423888 **Lettings** 01237 471855
Email bideford@blakproperty.co.uk
Website www.blakproperty.co.uk



18 Northgate, Hartland, Devon, EX39 6BW
 | Guide Price £200,000

The accommodation which has UPVC double glazing, comprises: Entrance Hall, Cloakroom, 18' Lounge with woodburner, 2 Kitchens, First floor Landing,3 good sized bedrooms , Bathroom and separate Cloakroom. Outside parking at the front for 1 car and enclosed Rear Garden with Patio and Lawn.

Situation: Hartland is a historic rural village situated by the beautiful North coast. In the centre of the village can be found, a variety of shops selling local produce, Cafes, pubs and a school. A short drive away can take you to Hartland Abbey, a historic building providing a great day out and stunning coastal walks. The bustling town of Bideford with its wider range of shops and amenities, is approximately 14 miles away which then links to the regional centre of Barnstaple.

Directions: From Bideford Quay, proceed along Heywood Road and turn left onto the A39 towards Bude. At Clovelly Cross turn right after the roundabout towards Hartland. Before entering the village turn right into Pengilly Way and follow this road for a short distance passing the school on the right hand side. Continue along North Road taking the third right turn into Northgate, follow the road around to the left and No 18 will be seen on the right.

What3Words: retiring.lads.bikes

Entrance Hall: Glazed UPVC front door off, staircase to first floor

Cloakroom: Low level WC and wash hand basin, UPVC double glazed window.

Lounge: 18' 7" x 10' 7" (5.66m x 3.22m) Fireplace with wood burning stove, UPVC double glazed patio doors, Coving to ceiling, spotlights

Kitchen 1: 15' 5" x 7' 6" (4.70m x 2.28m) Fitted with a range of pine units with stainless steel sink unit, range of tiled splash backing, plumbing for washing machine, UPVC double glazed window and door off, walk in pantry with shelving, pine ceiling, fluorescent light fitting, tiled floor.

Kitchen 2: 10' 5" x 5' 11" (3.17m x 1.80m) Fitted with a further range of Pine base and wall cupboards with inset 4 ring electric hob and double oven, tiled floor, pine ceiling with fluorescent light fitting, UPVC double glazed window and door off.

First Floor Landing: Loft access, UPVC double glazed window enjoying country views.

Bedroom One: 11' 11" x 11' 10" (3.63m x 3.60m) Laminate flooring, UPVC double glazed window, wall mounted electric heater.

Bedroom Two: 12' 9" x 9' 6" (3.88m x 2.89m) Night storage heater, UPVC double glazed window.

Bedroom Three: 9' 1" x 8' 3" (2.77m x 2.51m) UPVC double glazed window, wall mounted electric heater.

Bathroom: Fitted with a white 2 piece suite comprising, modern panelled bath with tiled surround and Mira Electric Shower, wash hand basin, UPVC double glazed window, airing cupboard with factory lagged cylinder with immersion.

Cloakroom: Low level WC, UPVC double glazed window, half tiling to walls.

Outside: Concrete parking area for 1 small car, chipping garden area. Good sized rear Garden with patio and lawn with a range of mature shrubs, Garden shed, pedestrian rear access.

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