



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 Plus) <b>A</b>                          |                         | 88        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 73                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



A very well presented 2 bedroom semi detached house situated in the popular village of Buckland Brewer. The property offers 2 double bedroom together with a single garage, driveway parking and a fully enclosed rear garden.

**BLAK**  
PROPERTY

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**Email** bideford@blakproperty.co.uk  
**Website** www.blakproperty.co.uk

 22 Hillpark, Buckland Brewer, Bideford, Devon, EX39 5HY | £240,000



A modern 2 bedroom semi detached house built in 2014 by the renowned builders, Pearce Construction.

From the front door you enter into the spacious kitchen with the room opening into the generous sized living room with patio doors leading to the rear garden.

To the first floor are 2 bedrooms, both of which are doubles and both rooms are served by the family bathroom.

At the rear of the property is a good sized fully enclosed rear garden whilst to the front you have a driveway providing off road parking for 1 vehicle and access to the single garage.

**Situation:** The village is surrounded by a diverse landscape of meadows, woodlands, moors and forestry plantations. The impressive tower of the Church of St. Mary (St. Benedict) is 75 ft. high and can be seen for miles around. It has a pub and village hall and it shares schools with Great Torrington and Bideford.

Close by, Great Torrington has RHS Rosemoor, Dartington Crystal and the brilliant Plough Arts Centre with its diverse programme of movies, craft classes, live bands and stand-up comedy.

Reasonable driving from the Atlantic Highway (A39), Buckland Brewer is well-served by the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon`s ‘capital’, Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde, Okehampton, Holsworthy, Great Torrington, Hartland and Ilfracombe.

**Directions:** From Bideford Quay proceed towards Torrington. Upon passing Hallsannery, take the right hand turning that is signposted Littleham/Buckland Brewer. Stay on this road for approximately 3 miles and take the left hand turning signposted to Buckland Brewer. Continue on this road until you enter the village. Pass the church and then the school and the entrance to Hillpark will be found on your left hand side. Enter the estate and the property will be found on your right hand side just before the village hall.

**Kitchen :** A bright and spacious modern kitchen with matching cream cupboards at base and eye level, integrated oven with electric hob and extractor over together with space for a washing machine and upright fridge/freezer. There is a door leading to the WC and the room opens into the:

**Living Room 15'11" (4.85m) x 13'0" (3.96m):** A generous sized room with space for dining table and chairs with patio doors leading out to the rear garden.

**WC :** Low Level WC with wash basin.

**Stairs to First Floor :**

**First Floor Landing :**

**Bedroom 1 13'0" (3.96m) x 9'5" (2.87m):** Located at the rear of the property overlooking the rear garden, a spacious double bedroom with ample space for wardrobes.

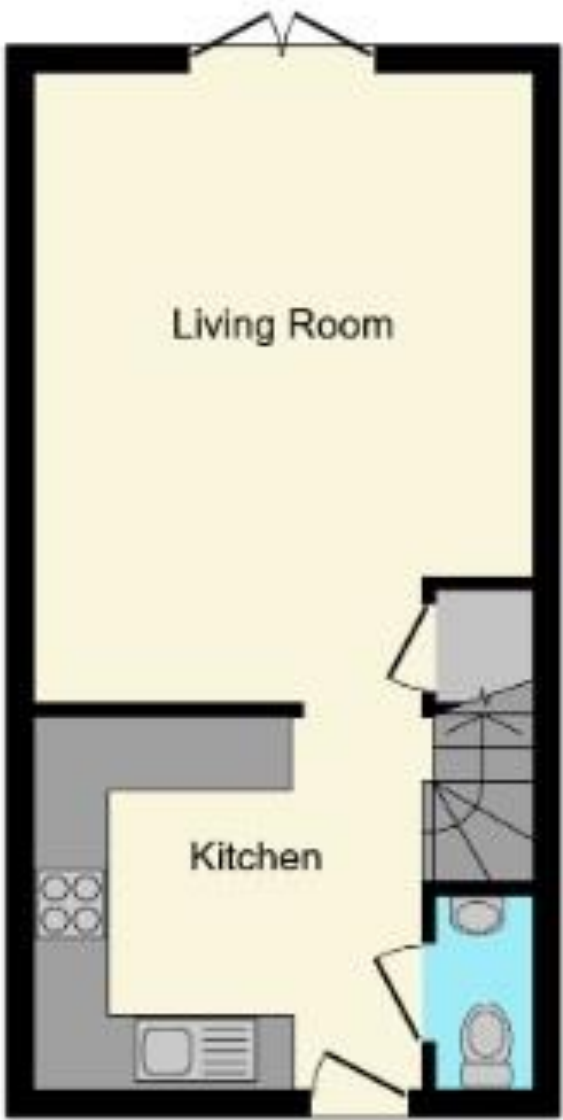
**Bedroom 2 13'0" (3.96m) x 9'4" (2.84m) :** A good sized double bedroom located at the front of the property with access to airing cupboard.

**Bathroom 6'6" (1.98m) x 5'9" (1.75m) :** A modern 3 piece white bathroom suite comprising of a panel bath with shower over, low level WC and wash basin.

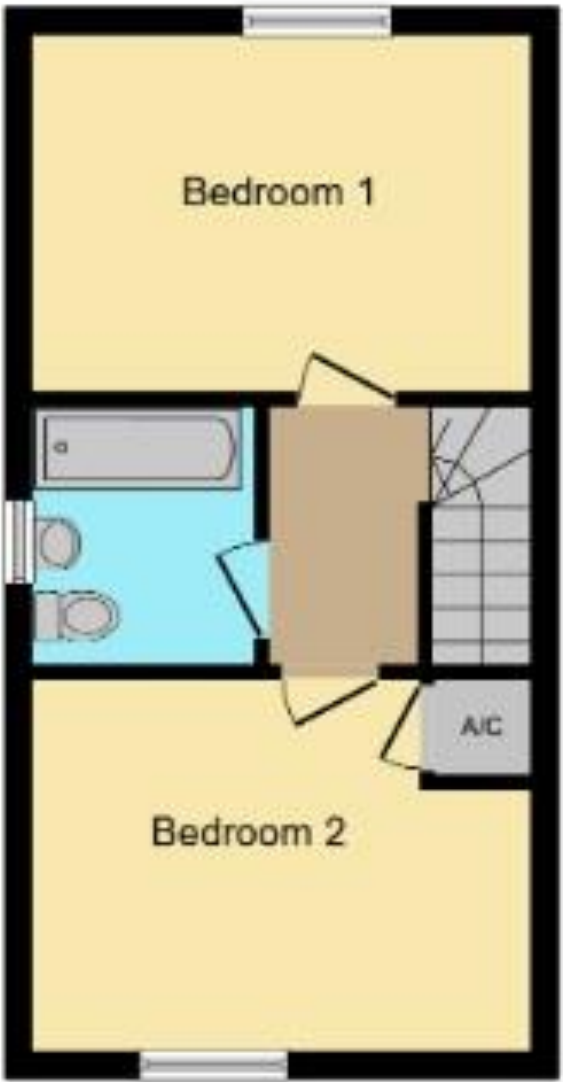
**Outside :** To the front of the property is an area of stone chipping with mature bushes together with a drive way providing off road parking for 1 vehicle.

To the rear of the property is a fully enclosed garden with patio area and is predominantly laid to lawn. There is a rear pedestrian door accessing the back of the garage.

**Garage 16'11" (5.16m) x 8'8" (2.64m) :** Single garage with up and over door, light and power.



**Ground Floor**  
Floor area 32.6 sq.m. (351 sq.ft.)



**First Floor**  
Floor area 32.6 sq.m. (351 sq.ft.)

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