



2 GOAMAN PARK, HARTLAND, EX39 6DF

£375,000

A 4 bedroom, master en-suite, detached house offering comfortable, well proportioned accommodation including a spacious lounge with wood burner & kitchen/dining room whilst benefiting from double glazing & central heating together with enclosed garden, garage & driveway parking.

Goaman Park will be found shortly after entering the popular village of Hartland, within walking distance of Fore Street & many local amenities including convenience store with post office counter, doctors' surgery, primary school, church, village hall & 3 public houses; all helping to foster an excellent community spirit.

No2 would make an excellent home for families and couples alike, with ample bedroom space for visiting relatives.

The well presented accommodation benefits from oil fired central heating & double glazing with the ground floor comprising a comfortable lounge complete with wood burner, perfect for winter nights, and a kitchen/dining room with ample for space for a family sized table & chairs.

From the first floor landing are the 4 bedrooms, 3 doubles plus a good sized single room. The master includes built-in wardrobes & benefits from a stylish en-suite whilst the family bathroom comprises both bath & separate shower enclosure.

Externally, the rear garden is landscaped to include a level lawn and patio area together with a fish pond and attractive flower & shrub borders.

Services: Mains electricity, water & drainage are connected. Oil fired central heating.

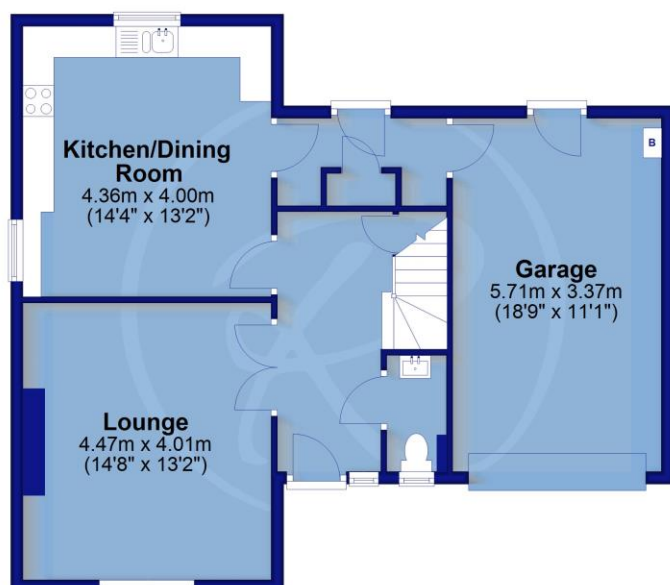
Energy Performance Certificate: D (63)

Council Tax: BAND D (£2,314.8 per annum)



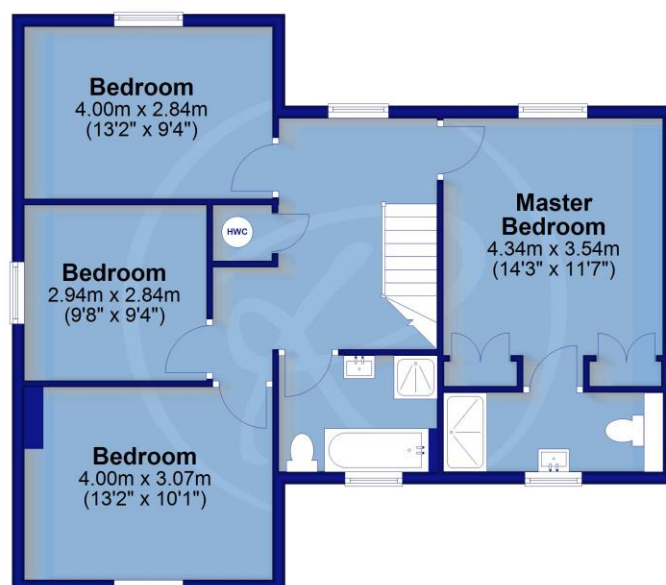
Ground Floor

Approx. 71.8 sq. metres (772.7 sq. feet)



First Floor

Approx. 71.9 sq. metres (773.7 sq. feet)



Total area: approx. 143.7 sq. metres (1546.4 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

Office Address

24 The Quay, Bideford, EX39 2EZ

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