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BRITISH PROPERTY AWARDS

2019

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GOLD WINNER

ESTATE AGENT IN BUDE

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 right-hand side.

44 Fore Street

Hartland, Bideford, Devon, EX39 6BE

Price £270,000

44 Fore Street is a spacious three story period town house situated in the centre of Hartland village, with its local shopping amenities, schools and pubs.

Internally the property offers an entrance hall with slate flagstone flooring, dual aspect sitting room with wood burner, snug with wood burner, kitchen/breakfast room with solid fuel Rayburn, utility and ground floor shower room. On the first floor there are four double bedrooms and a bathroom with a large landing on the second floor and two further bedrooms.

Outside to the rear of property there is a raised enclosed garden and a single garage. Available with no onward chain.

ENTRANCE HALL
Entering via a solid wooden door to the entrance hall, staircase ascending to the first floor with a useful under stairs storage cupboard, slate flagstone flooring and radiator. Doors serve the following rooms:-

LIVING ROOM
21' 8" x 10' 1" (6.6m x 3.07m) A spacious dual aspect room with wooden sash window to the front elevation and wooden framed multi pane window to the rear. Fireplace with wooden mantle and tiled hearth with wood bumer, part slate flagstone flooring, radiator and wall mounted electric radiator.

SNUG
9' 2" x 7' 7" (2.79m x 2.31m) Wooden sash window to the front elevation with window seat, stone fireplace with wooden surround and wood burner, built-in cupboard and wall mounted electric radiator.

KITCHEN/BREAKFAST ROOM
13' 5" x 10' 5" (4.09m x 3.18m) Wooden framed windows to either side and wooden glazed door leading out to the courtyard and gardens. Fireplace with solid fuel Rayburn.

The kitchen is finished with a range of matching wall and base units with fitted worksurface, insets stainless steel sink and drainer with mixer tap, space for freestanding electric cooker.

STORE
11' 6" x 6' 00" (3.51m x 1.83m) Wooden framed window to the side elevation.

INNER HALL
Wooden framed window and door leading out to an endosed courtyard.

UTILITY
7' 1" x 6' 4" (2.16m x 1.93m) Space and plumbing for washing machine and wooden framed high level window to the rear elevation.

SHOWER ROOM
8' 8" x 7' 9" (2.64m x 2.36m) Shower enclosure with electric shower, pedestal wash hand basin, push button low flush WC, wooden framed window, radiator and wall mounted electric radiator.

FIRST FLOOR
Wooden staircase ascending to the second floor with under stairs storage to the halflanding. Wooden framed window to the side elevation and radiator. Doors serve the following rooms:-

BEDROOM ONE
17' 5" x 10' 00" (5.31m x 3.05m) A bright and spacious double bedroom with twin UPVC double glazed windows to the rear elevation. Picture rail, stone fireplace surround with feature fireplace, fitted cupboards either side, radiator and electric radiator.

BEDROOM TWO
12' 00" x 10'7 max' 8'0 min" (3.66m x 3.25m) A South aspect double bedroom with wooden sash window to the front elevation with window seat and exposed wooden floor boards.

BEDROOM THREE
12' 0" x 10' 9" (3.66m x 3.28m) A South aspect double bedroom with wooden sash window to the front elevation with window seat, feature fireplace and exposed wooden floor boards.

BEDROOM FOUR
10' 3" x 9' 2" (3.12m x 2.79m) Wooden framed window to the rear elevation, exposed wooden floor boards and radiator.

BATHROOM
10' 11" x 7' 5" (3.33m x 2.26m) Wooden framed window to the side elevation, panelled endosed bath, double shower enclosure with mains fed shower, pedestal wash hand basin, push button low flush WC and wall mounted electric heated towel rail.

SECOND FLOOR
Twin Velux windows to the rear elevation and doors serve the following rooms:-

BEDROM FIVE
15' 8" x 10' 3" (4.78m x 3.12m) Wooden sash window to the front elevation and Velux window to the rear. Door to eaves storage and electric radiator.

BEDROOM SIX
11' 00" x 9' 1" (3.35m x 2.77m) Wooden sash window to the front elevation and electric radiator.

OUTSIDE
To the rear of the property there is a courtyard accessed from the kitchen with steps leading up to the garden which is endosed and mainly laid to lawn with established shrubs, trees, apple tree and pedestrian gate to the rear leading to the pedestrian access lane.

SINGLE GARAGE
Up and over door. Located in a near by block in Pine Close.

COUNCIL TAX
Band C

SERVICES
Mains electricity, water and drainage. Solid fuel and electric heating.

TENURE
Freehold