

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	59
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
49	
England, Scotland & Wales	
EU Directive 2002/91/EC	



This property is a spacious, modern electric centrally heated semi detached house with UPVC double glazing offering 4 good sized bedrooms, with master en-suite. A modern shaker style kitchen and family bathroom. A good sized conservatory and work room leading to a rear garden. Compete with off road parking leading to a 15' garage. Situated in a quiet close, in the centre of Hartland.



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3 Chubby Croft Close, Hartland, Devon. EX39 6HZ | £225,000

The property briefly comprises; Entrance Porch, Reception \hall, Utility/Cloakroom, spacious Lounge, well fitted Kitchen/Diner, Conservatory and Workroom. First Floor Landing, Master bedroom with Ensuite, 3 further good sized Bedrooms and Family bathroom. Outside driveway to covered area leading to Garage. Enclosed rear Garden with Patio, lawn and decking. 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 to this property: From the A39, follow the B3248 which leads to Hartland, onto Fore Street, passing the school turn left into Pengilly Way then turn right onto Chubby Croft Close and No 3 will be seen on the left hand side with BLaK Property 'For Sale' board displayed.

The accommodation comprises: (All measurements are approximate)

Entrance Porch: Cloaks cupboard, half leaded light glazed composite front door off.

Entrance hall: Oak laminate flooring, smoke alarm. Staircase to first floor.

Lounge: 18' 0" x 13' 10" (5.48m x 4.21m) Double doors, 2 wall light points, Oak laminate flooring, UPVC double glazed double doors and windows.

Kitchen/Diner: 9' 10" x 17' 11" (2.99m x 5.46m) Cream shaker style kitchen comprising base and wall units with tiled splash backing, central island unit, intergrated Creda double oven and hob, extractor, underfloor heating, plumbing for dishwasher, 2 new UPVC double glazed windows, 1 and a half bowl sink with mixer tap, double doors with square pained bevel edged glass.

Utility room/Cloakroom: 6' 5" x 6' 8" (1.95m x 2.03m) Low level WC, Wash basin with tile splash backing, plumbing for washing machine, light/shaver point, beech effect wall cupboards with worktops, extractor.

Conservatory: 54' 0" x 7' 10" (16.45m x 2.39m) beech laminate flooring, fitted blinds to windows and ceiling.

Workroom: 7' 0" x 8' 0" (2.13m x 2.44m) UPVC double glazed window, fluorescent light.

First Floor Landing: Smoke alarm, loft access with extending loft ladder and light, airing cupboard with factory lagged cylinder and immersion.

Bedroom 1: 12' 2" x 14' 0" (3.71m x 4.26m) Dimplex panel heater, 3 mirror fronted wardrobes.

En-suite: 5' 7" x 9' 6" (1.70m x 2.89m) Shower cubicle with tiled s area, wash basin with tiled splashbacking, low level WC, fan heater, extractor fan, half tiling to walls.

Bedroom 2: 9' 9" x 13' 1" (2.97m x 3.98m) Double wardrobe, dimplex panel heater.

Bedroom 3: 10' 1" x 10' 0" (3.07m x 3.05m) UPVC double glazed bay window, 2 double fitted wardrobe to one wall, dimplex panel heater.

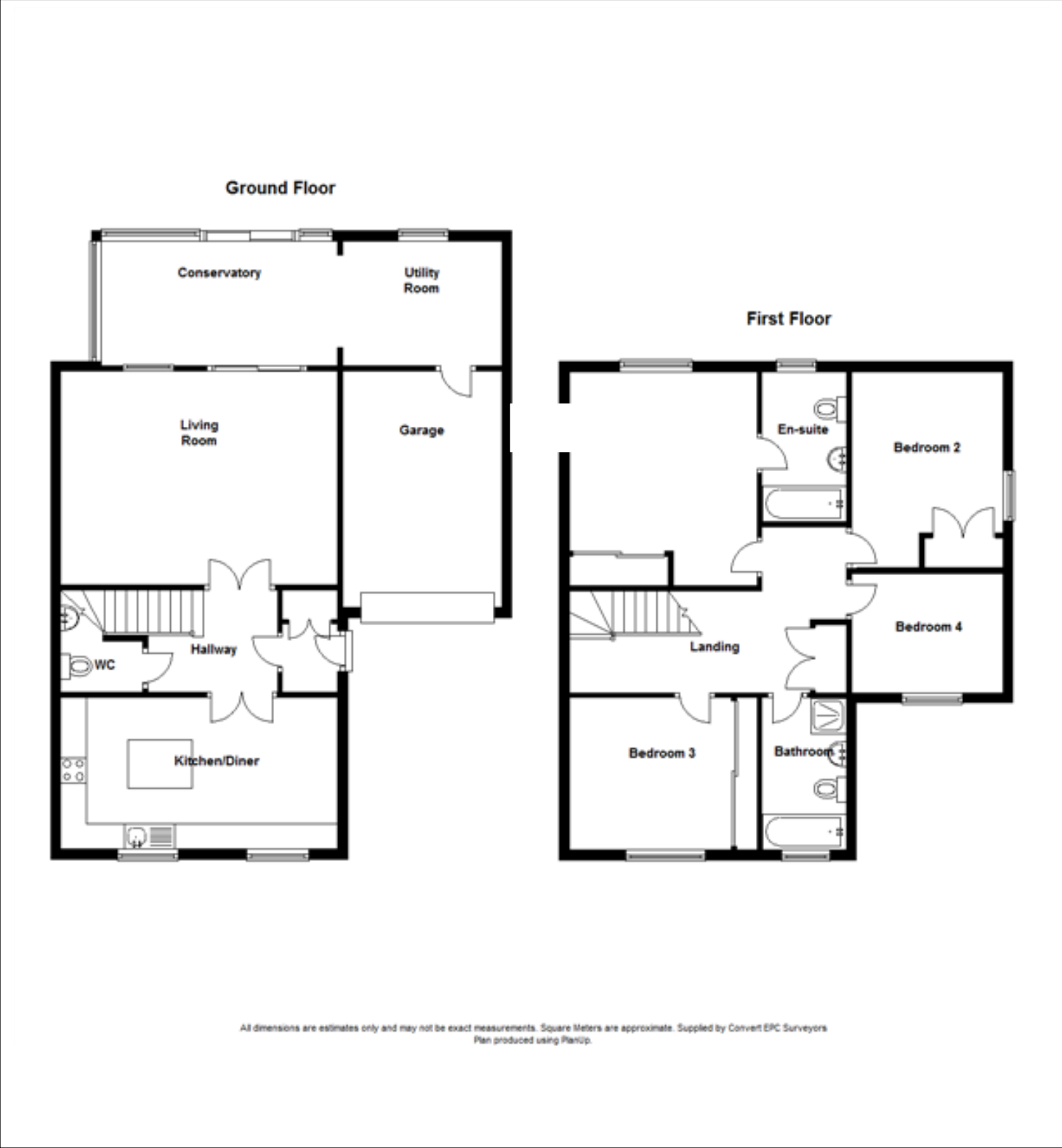
Bedroom 4: 9' 9" x 7' 6" (2.97m x 2.28m) Dimplex panel heater.

Bathroom: 10' 0" x 5' 8" (3.05m x 1.73m) 4 piece suite comprising modern panelled bath with tiled surround, shower cubicle with shower, wash basin with tiled surround, fan heater, extractor, half tiling to walls.

Front: Covered canopy and block paved drive way leading to the Garage. Small frontage with shrubs.

Rear Garden: Brick patio and decking area, garden shed outside tap, lawn with mature shrubs.

Garage: 15' 10" x 9' 2" (4.82m x 2.79m) 3 fluorescent light fittings, fully lined and used as a storage area.



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