



Hillview, Eastacombe, Barnstaple, Devon, EX31 3NT



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Guide Price £635,000

Nestled in the highly regarded and sought after hamlet of Eastacombe, this deceptively spacious detached chalet bungalow has been improved beyond all recognition by our clients during their ownership . The redecorated and generously proportioned L shaped sitting / dining room now boasts stunning floor tiles and a woodburning stove, giving the room a lovely focal point the room leads through to a stunning oak framed conservatory with porcelain tiled floor and not to mention it's very own bar! There is a well fitted kitchen with central island unit which can be accessed from the hallway or the dining room and the ground floor accommodation is completed by three good size bedrooms and family bathroom with separate WC. Stairs lead up from the hallway to the first floor where the landing gives access to a lovely spacious room and also to the roof void which could easily be adapted to provide further accommodation (subject to any necessary consents).

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Detached Chalet Bungalow
Refurbished Throughout
Stunning Porcelain Tiled Floors
High Quality Oak Framed Conservatory
Three Ground Floor Bedrooms And Family Bathroom
Further First Floor Room
Ample Parking
Lovely Lawned Garden With Views
Sought After Location
Viewing Highly Recommended



Entrance Porch

Leading to

Entrance Hallway

With stairs to first floor. Understairs storage cupboard. Additional cupboard.

Lounge / Diner

25' 11" x 19' 0" (7.90m x 5.79m)

Kitchen

14' 5" x 11' 2" (4.39m x 3.40m)

Conservatory

17' 9" x 13' 5" (5.41m x 4.09m)

Bar

13' 5" x 8' 10" (4.09m x 2.69m)

Bedroom One

13' 9" x 11' 10" (4.19m x 3.61m)

Bedroom Two

12' 10" x 10' 10" (3.91m x 3.30m)

Bedroom Three

9' 10" x 8' 2" (3.00m x 2.49m)

Bathroom

5' 11" x 5' 9" (1.80m x 1.75m)

Separate W/C

First Floor Landing

Potential Conversion Space

25' 3" x 19' 0" (7.70m x 5.79m)

Attic Room

11' 10" x 10' 6" (3.61m x 3.20m)

Outside

To the front of the property is a spacious front garden area which provides off road parking for a number of vehicles and benefits from a recently added and high quality car port. There is access along both sides of the property to the broad and level rear gardens, laid mainly to lawn and with a lovely patio-style area laid with a maintenance free resin material. The garden backs onto fields and enjoys a lovely rural outlook along with workshops/storage. There is also a useful GARAGE.



SERVICES

Services: Mains Electricity, Mains Water, Oil Fired Central Heating, Individual Septic Tank (soak away in the field which we understand is shared with two other properties).

Council Tax Band: E.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

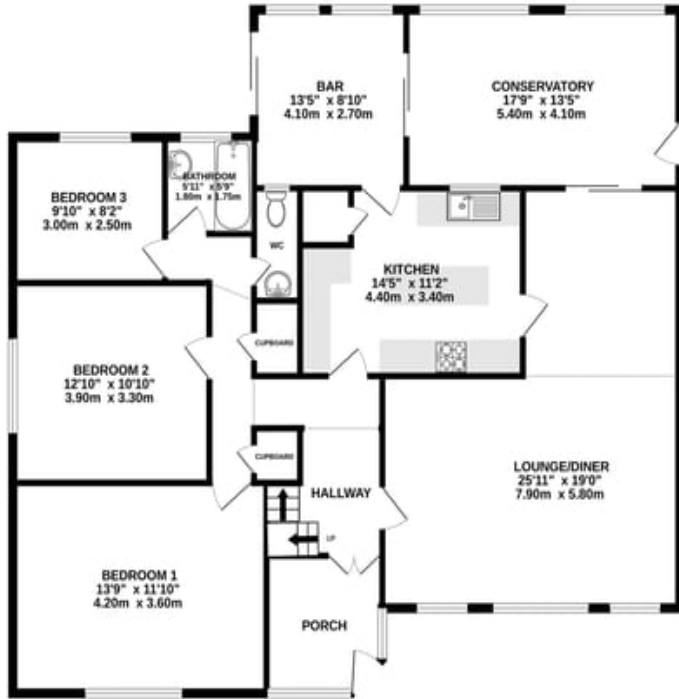
EPC Energy Rating: E.

DIRECTIONS

From Barnstaple town centre proceed over the old bridge and continue up Sticklepath Hill until reaching the Cedars Roundabout and here bear left. Go straight over the next three roundabouts and then follow the road towards Newton Tracey/Torrington. Continue along this road until reaching the left hand turn signed EASTACOMBE and turn in here, where the property will be found a short way along on the left hand sign with name plate clearly displayed.

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GROUND FLOOR
1540 sq.ft. (143.1 sq.m.) approx.



1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 2190 sq.ft. (203.4 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C		
(54-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



