



- Open Plan Living Kitchen Dining Area
- Landscaped Rear Garden
- Finished to a High Standard
- Kitchen
- Forthcoming School, Village Centre and Shops
- Parking for Three Cars
- Home Office with Power and Heating
- Two Bathrooms
- Sought After Developments
- Well Established Community

Selbon Estate Agents are delighted to offer to the market this three-bedroom home which is situated on the sought after development of Hartland Village. Built in 2020 by Berkley Homes, this property benefits from three parking spaces with an EV charging point, two bathrooms and an enclosed rear garden with a home office which offers heating, power and internet.

Accommodation comprises of a spacious light and airy entrance hall which gives you access to the living/dining room which offers spacious accommodation, air conditioning and direct access through a set of French doors into the garden area. The beautifully presented kitchen offers a range of units, work surfacing, integrated appliances and additional appliance space. At the front of the kitchen, you have a bay window which offers space for a small table and chairs. The accommodation on the ground floor is finished with a downstairs cloakroom and a generous under stairs storage space.

On the first floor there are three good sized bedrooms with the main bedroom benefiting from en-suite shower facilities with underfloor heating, as well as built in wardrobe space. The accommodation is finished with the family bathroom with bath and shower overhead.

The well-presented rear garden offers a generous low maintenance artificial lawn area and a mixture of flowers throughout. Outside the back of the property is a small patio area which is ideal for al fresco dining. At the bottom of the garden the owners have made a useful and spacious home office which offers heating, power and internet. At the front of the property, you have two parking spaces with a third space allocated across the road.

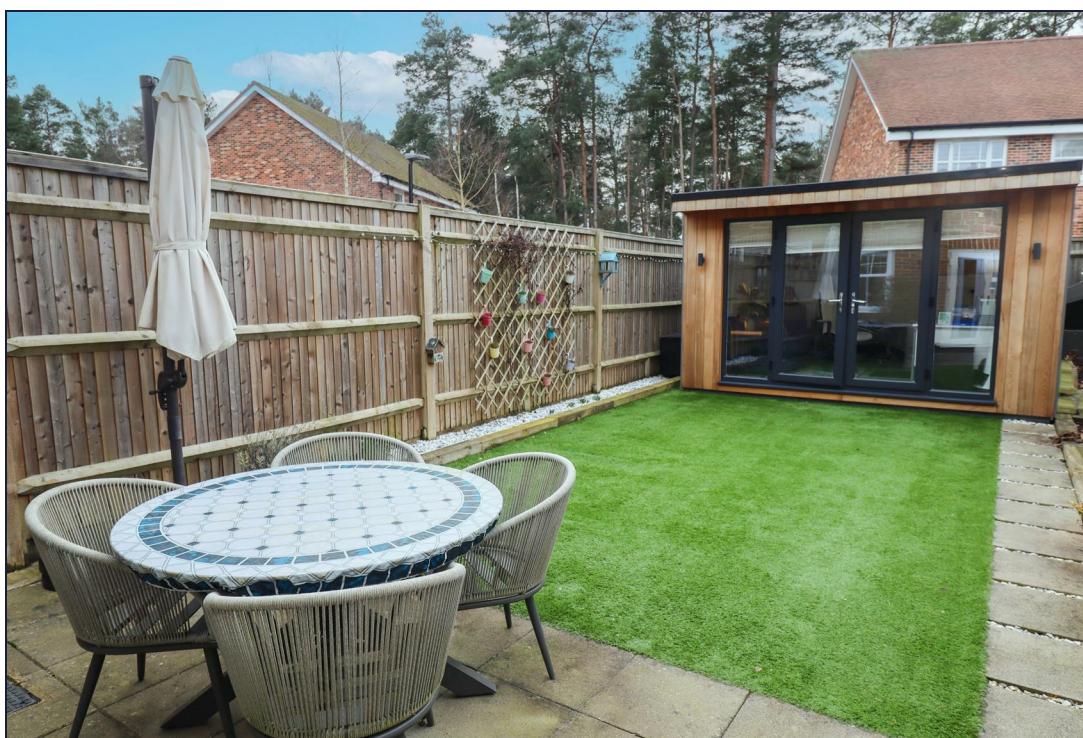
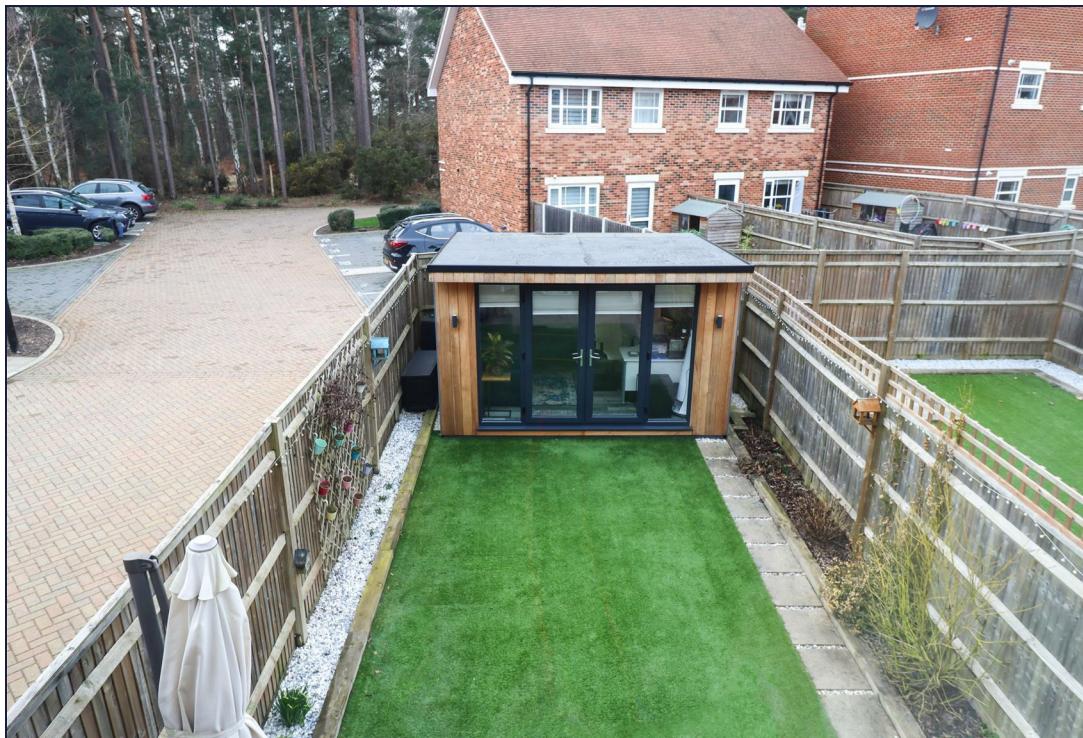
Hartland Village residents benefit from regular community events and activities, including open air cinema, BBQs and Fitness classes. As the village continues to develop there will be amenities built including a primary school, village hall, shops, gym and a café.

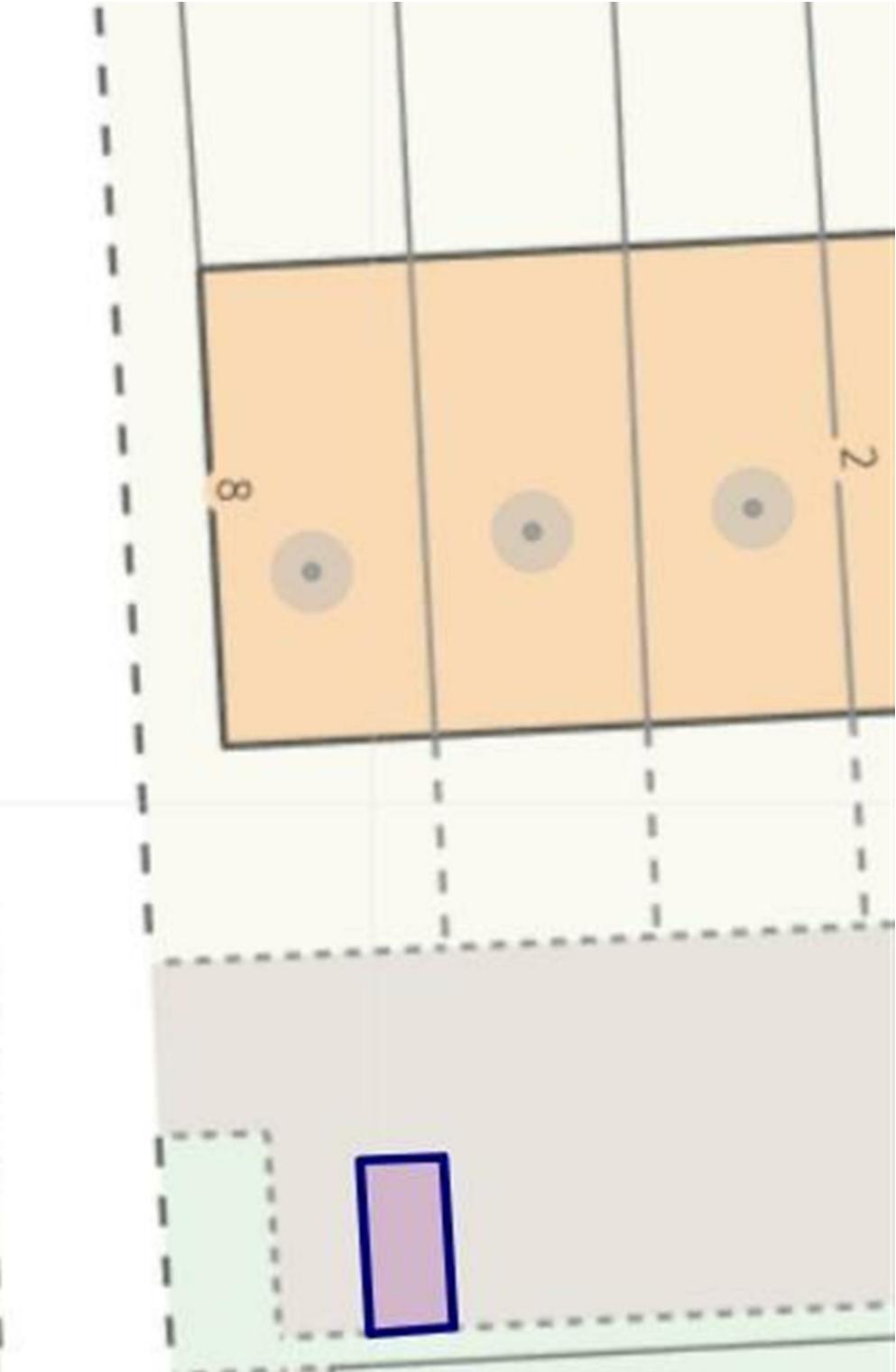
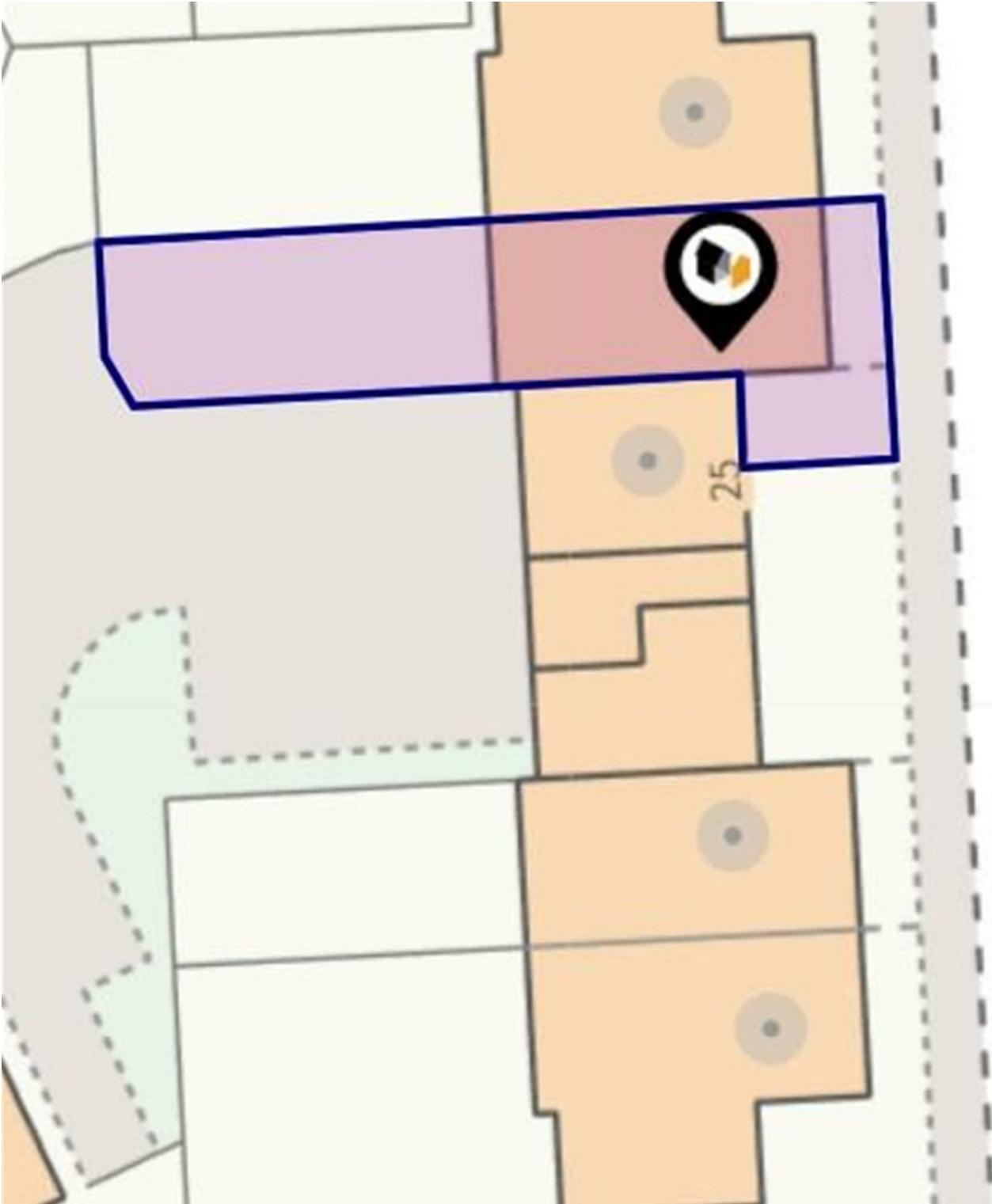




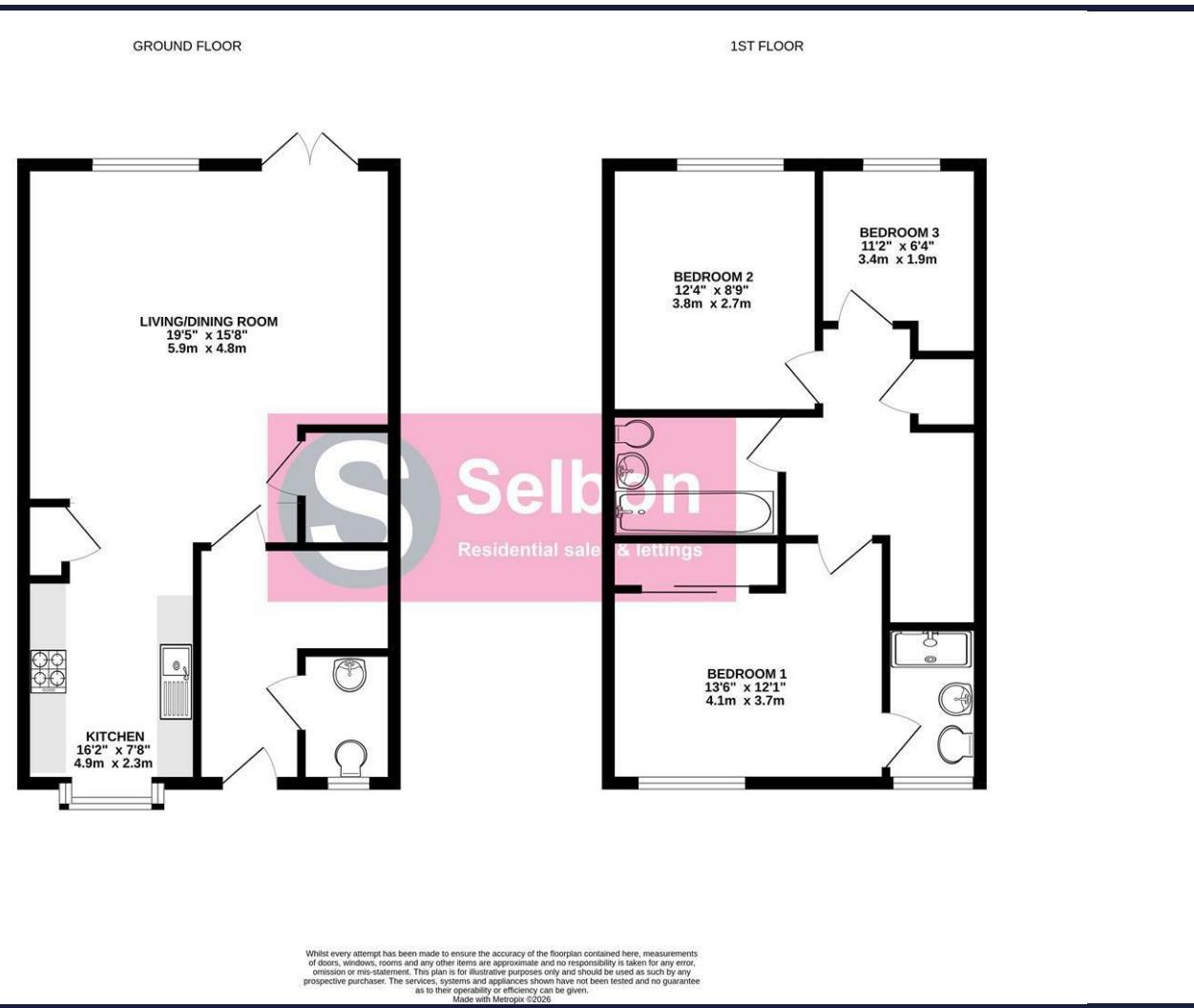




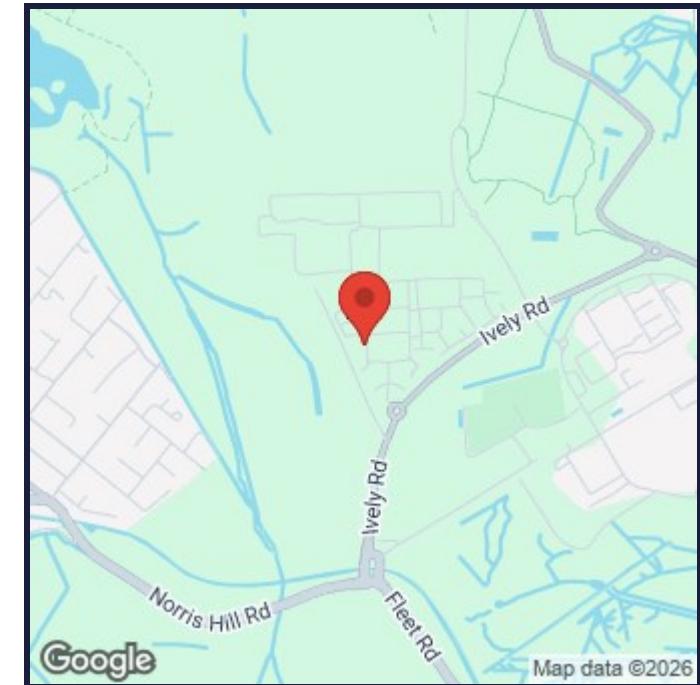




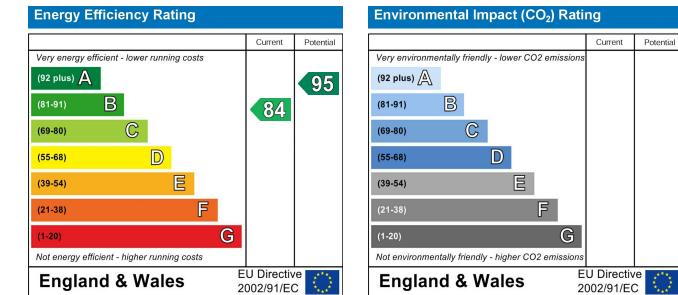
## Floor Plans



## Area Map



## Energy Performance Graph



## Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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## Council Tax Band: D

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