



Bond
Oxborough
Phillips

Changing Lifestyles

2 Southill Cottages
Bradworthy
Holsworthy
Devon
EX22 7RY

Asking Price: £275,000
Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

2 Southill Cottages, Bradworthy, Holsworthy, Devon, EX22 7RY



- TERRACED COTTAGE
- 2 RECEPTION ROOMS
- 3 BEDROOMS
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- SOUGHT AFTER EDGE OF VILLAGE LOCATION
- COUNTRYSIDE VIEWS
- AVAILABLE WITH NO ONWARD CHAIN



Situated on the outskirts of the sought-after village of Bradworthy, this charming and well-presented three-bedroom terraced cottage offers the perfect blend of modern living and countryside character, making it an ideal home for those seeking a peaceful rural lifestyle whilst remaining within easy reach of local amenities.

Upon entering the property, you are welcomed into a practical utility/laundry room, which leads through to a well-appointed kitchen. Adjoining the kitchen is a separate dining room, enhanced by attractive skylights that flood the space with natural light, creating an ideal setting for both everyday family meals and entertaining. The spacious sitting room provides a warm and inviting atmosphere, centred around a traditional log-burning stove.

On the first floor, the principal bedroom enjoys delightful far-reaching countryside views. The second bedroom leads through to the third bedroom, which would also make an ideal home office, nursery or dressing room, offering flexibility to suit a variety of lifestyles. A family bathroom completes the first-floor accommodation.

Externally, the property benefits from a delightful patio area, perfectly positioned to take in the surrounding countryside views, while steps lead down to a beautifully landscaped garden, providing a peaceful outdoor retreat.

Offering the tranquillity of country living without compromising on convenience, this delightful cottage is ideally suited to buyers looking to enjoy a rural setting whilst remaining close to the excellent range of amenities available in Bradworthy.

Available with no onward chain.



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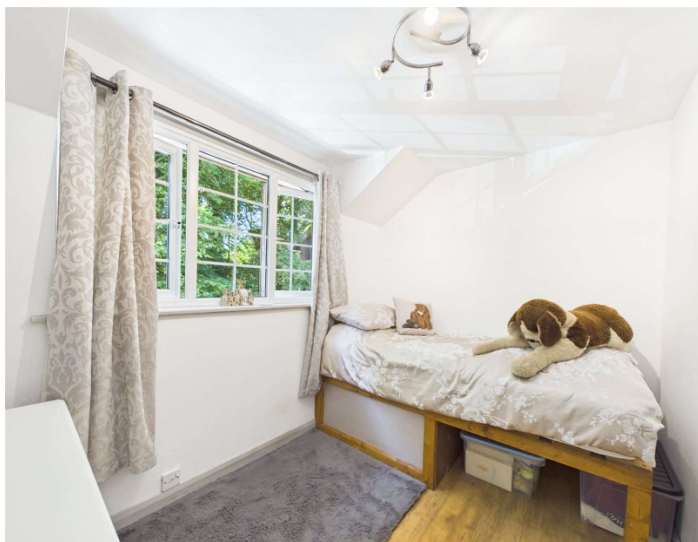


Directions

From Holsworthy proceed on the A3072 Bude road and on the edge of town, opposite Bude Road Garage, turn right signed Bradworthy/Chilsworthy. Follow this road for 7 miles into the village square. Take the right turning down Mill Road and continue for 1 mile where the property will be found on the left hand side, with a Bond Oxborough Phillips "For Sale" board clearly displayed.

Situation

The self-contained village of Bradworthy caters well for its inhabitants with a good range of traditional and local shops, including a butchers, post office, general stores, etc. Other village amenities include a doctor's surgery, bowling green, garages, popular pub, social club, well supported village hall where many activities take place, and the particularly well respected Bradworthy Primary Academy with its Pre-School facilities. Neighbouring towns include the coastal resort of Bude with its safe sandy surfing beaches some 10 miles, the port and market town of Bideford some 14 miles and the market town of Holsworthy with its Waitrose supermarket some 7 miles distant. The regional and North Devon centre of Barnstaple is some 23 miles whilst Okehampton and Dartmoor together with the A30 dual carriageway is some 20 miles. The Cathedral and University city of Exeter with its intercity rail and motorway links is some 40 miles.



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Internal Description

Kitchen - 15'3" x 9'9" (4.65m x 2.97m)

Living Room - 15' x 11'3" (4.57m x 3.43m)

Dining Room - 11'8" x 8'8" (3.56m x 2.64m)

Bedroom 1 - 12'3" x 8'11" (3.73m x 2.72m)

Bedroom 2 - 9'6" x 7' (2.9m x 2.13m)

Bedroom 3 / Office - 8'2" x 6'11" (2.5m x 2.1m)

Bathroom - 8'4" x 4'8" (2.54m x 1.42m)

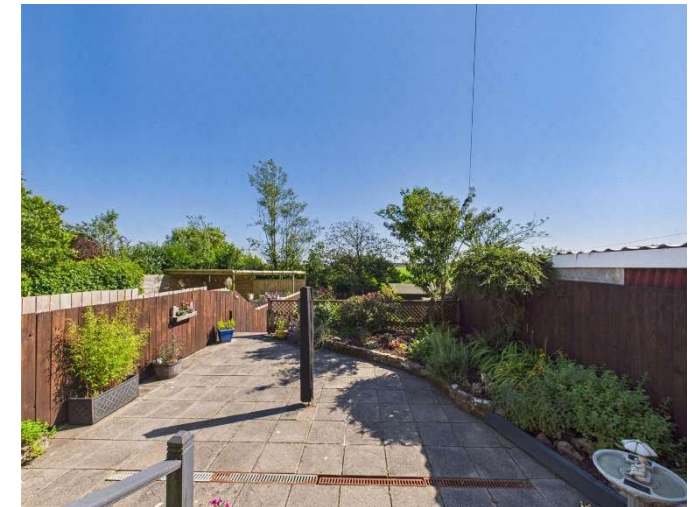
Laundry Room - 10'5" x 7'1" (3.18m x 2.16m)

EPC Rating - EPC rating is a 'E' (48) with potential to extend to a 'C' (73).

Council Tax Banding - Band 'B' (please note this council band may be subject to reassessment).

Services - Mains water and electric, shared private drainage and LPG bottled gas central heating.

Agents Note - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

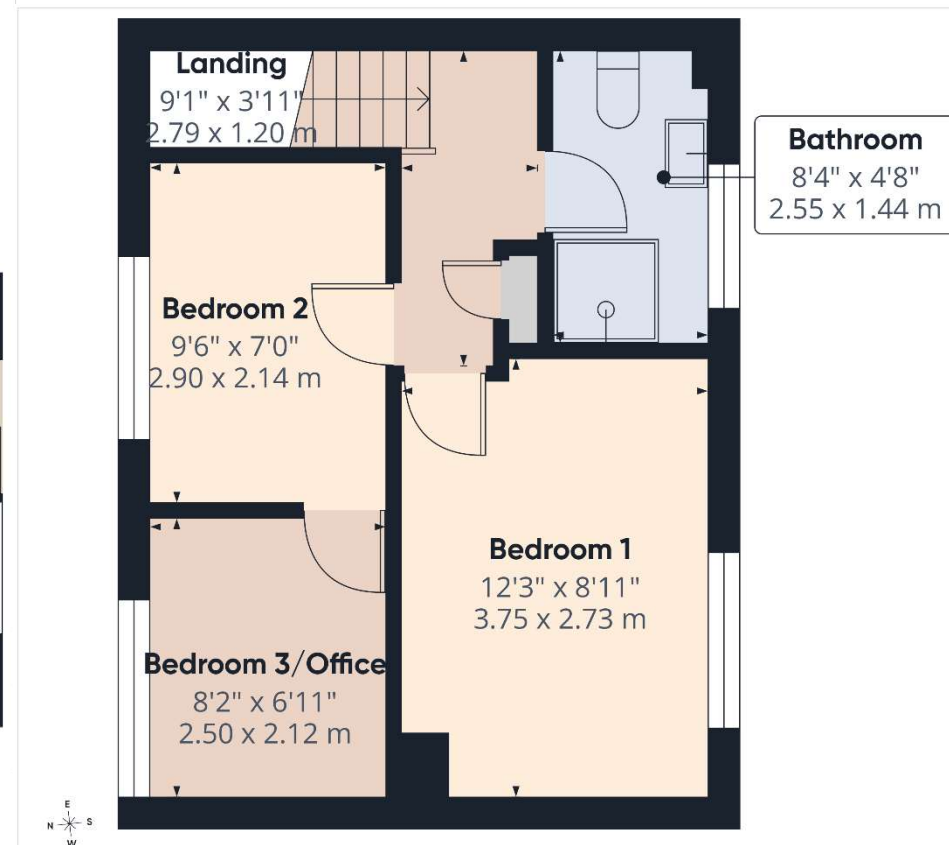
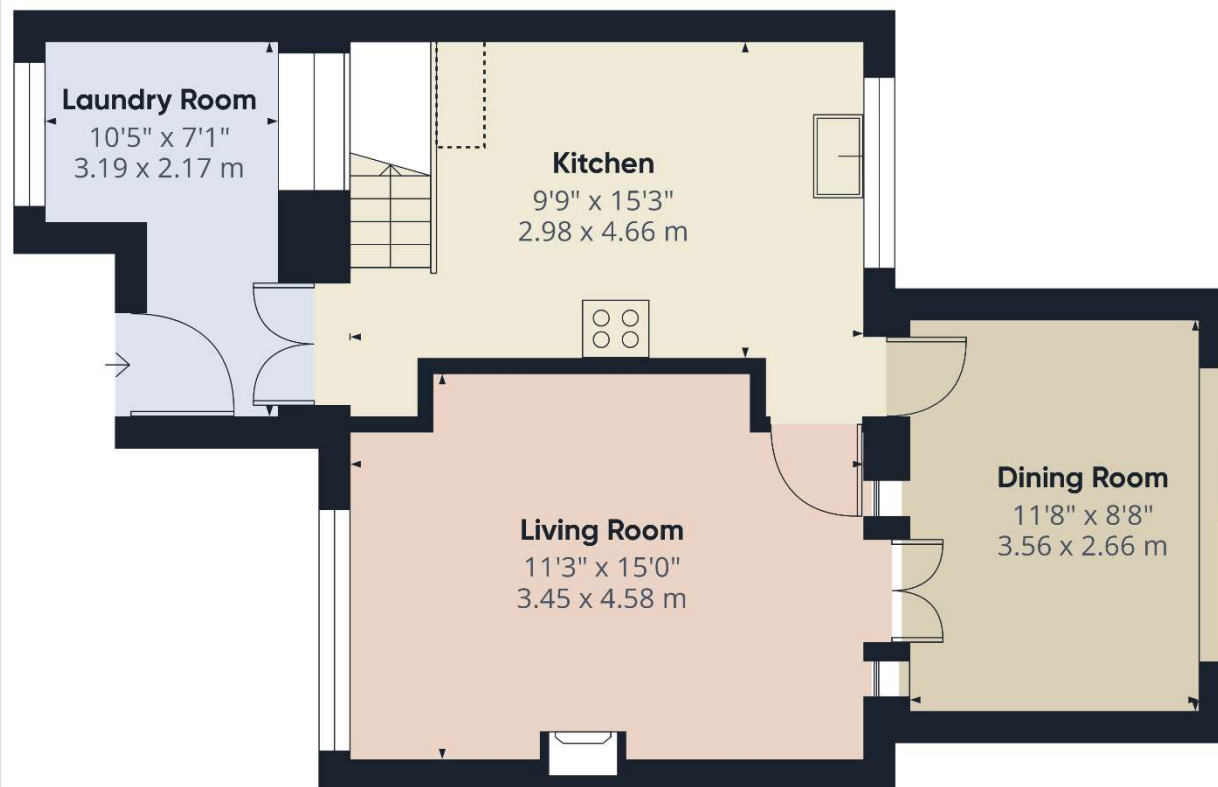


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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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We are here to help you find and buy your new home...

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Tel: 01288 355 066
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Have a property to sell or let?

If you are considering selling or letting your home,
please contact us today on 01288 355 066 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

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for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

