



Bond
Oxborough
Phillips

Changing Lifestyles

15 Littlebridge Meadow
Bridgerule
Holsworthy
Devon
EX22 7DU

Asking Price: £325,000

Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

15 Littlebridge Meadow, Bridgerule, Holsworthy, Devon, EX22 7DU



- 2/3 BEDROOMS (2 ENSUITE)
- DETACHED DORMER BUNGALOW
- VERSATILE ACCOMMODATION THROUGHOUT
- LARGE GARAGE
- WALKING DISTANCE OF PRIMARY SCHOOL AND LOCAL SHOP
- OFF ROAD DRIVEWAY PARKING
- ENCLOSED REAR GARDEN
- EPC RATING: D
- COUCIL TAX BAND D



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An exciting opportunity to acquire this spacious and well-presented 2/3 bedroom detached dormer bungalow, situated within a popular residential development in the sought-after village of Bridgerule.

The versatile accommodation extends to approximately 1,630 sq ft and is arranged over two floors. The ground floor is entered via a welcoming entrance hall, which provides access to an impressive lounge/dining room with French doors opening directly onto the rear garden. A fitted kitchen adjoins the living space, while a separate utility room offers additional storage and access to the outside.

Also on the ground floor is a useful shower room and a third bedroom, which would equally suit use as a home office, hobby room or additional reception space.

The first floor comprises 2 particularly generous double bedrooms both benefitting from an ensuite, as well as the principal bedroom offering excellent floor space and useful fitted storage.

A particular feature of the property is the large integral double garage, measuring approximately 20'9" x 15'4", together with extensive off-road parking to the front.

To the rear is an enclosed and established garden, principally laid to lawn with planted borders and seating areas adjoining the property. The garden enjoys a pleasant degree of privacy and can be accessed directly from the lounge/dining room.

The property offers generous and adaptable accommodation that would suit a range of buyers, and an internal viewing is highly recommended.

Entrance Hall

Kitchen - 9'10" x 7'9" (3m x 2.36m)

Lounge/Dining Room - 20'8" x 18'7" (6.3m x 5.66m)

Utility Room - 12'2" x 5'9" (3.7m x 1.75m)

Shower Room - 5'9" x 5'6" (1.75m x 1.68m)

Bedroom 3/Study - 11'1" x 8'9" (3.38m x 2.67m)

First Floor Landing

Bedroom 1 - 20'4" x 13'2" (6.2m x 4.01m)

Bathroom - 6' x 10'2" (1.83m x 3.1m)

Bedroom 2 - 15'5" x 9'11" (4.7m x 3.02m)

Ensuite - 7' x 5'8" (2.13m x 1.73m)

Garage - 20'9" x 5'4" (6.32m x 1.63m)

Services - Mains electric, water and drainage. Oil fired central heating.

Anti-Money Laundering - 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.

Outside - The property is approached over a generous driveway providing extensive off-road parking and access to the large integral double garage. A low front boundary wall and planted areas provide an attractive approach to the residence.

To the rear is an enclosed garden, principally laid to lawn and bordered by mature shrubs, plants and established trees. French doors from the lounge/dining room open onto a seating area adjoining the property, creating an ideal space for outdoor dining and entertaining. Pedestrian access is available around the side of the residence.



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Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. Proceed for approximately ¼ mile and take the right hand turning onto the B3072 towards Holsworthy. upon reaching Red Post (approx. 3½ miles) turn right towards Launceston. Take the next left hand turning just prior to reaching Jewells' Cross garage which leads into the village of Bridgerule, Turn left into Littlebridge Meadows whereupon the property will be found on the left hand side after a short distance.

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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	68 D
39-54	E		
21-38	F		
1-20	G		