



Bond
Oxborough
Phillips

Changing Lifestyles

1 Elizabeth Lea Close
Bradworthy
Holsworthy
Devon
EX22 7SR

Asking Price: £280,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

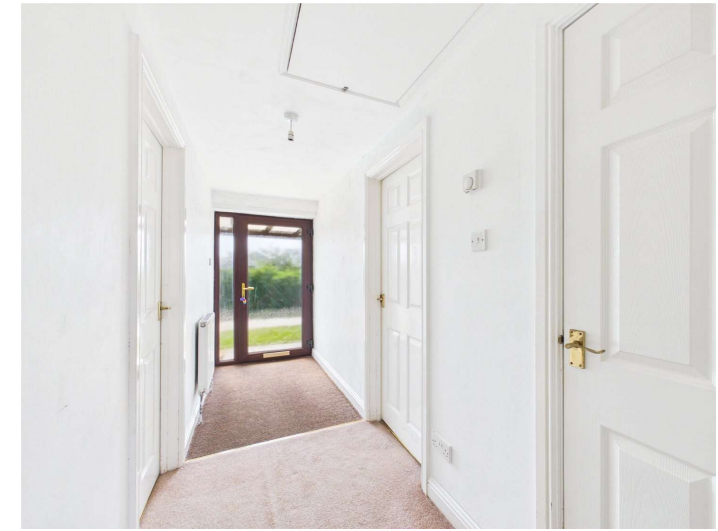
1 Elizabeth Lea Close, Bradworthy, Holsworthy, Devon, EX22 7SR



- TWO BEDROOM BUNGALOW
- IN NEED OF MODERNISATION
 - TWO DOUBLE BEDROOMS
- SOUGHT AFTER VILLAGE LOCATION
 - ENCLOSED REAR GARDEN
 - OFF-ROAD PARKING
 - SECURE EXTERNAL STORE
 - DETACHED
- SOUGHT-AFTER VILLAGE LOCATION



The self-contained village of Bradworthy caters well for its inhabitants with a good range of traditional and local shops, including a 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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Bond Oxborough Phillips are delighted to present this detached two-bedroom bungalow, pleasantly situated within the highly sought-after village of Bradworthy that is available with NO ONWARD CHAIN!

Internally, the property is accessed via a welcoming entrance hall, providing access to two well-proportioned double bedrooms and a family bathroom fitted with a spacious walk-in shower, low-level W.C. and pedestal wash hand basin. Continuing through the home, you are greeted by a generous dual-purpose living/dining room, beautifully flooded with natural light courtesy of two south-facing windows and an additional third to the west, creating a bright and inviting living space. The kitchen offers an excellent range of cupboard storage together with under-counter space for a variety of white goods. Completing the accommodation is a practical rear porch, providing useful additional storage and direct access to the garden.

Externally, the bungalow enjoys off-road parking for a couple of vehicles, a secure external store and an enclosed rear garden, predominantly laid to lawn, offering a wonderful space to relax, entertain or enjoy gardening.

Whilst the property would benefit from a programme of modernisation, it presents an exciting opportunity for purchasers to update and personalise the accommodation to their own taste and specification. Whether you are searching for a comfortable home to retire to, an investment opportunity or a project with excellent potential, this bungalow offers an abundance of possibilities within a desirable village location.

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

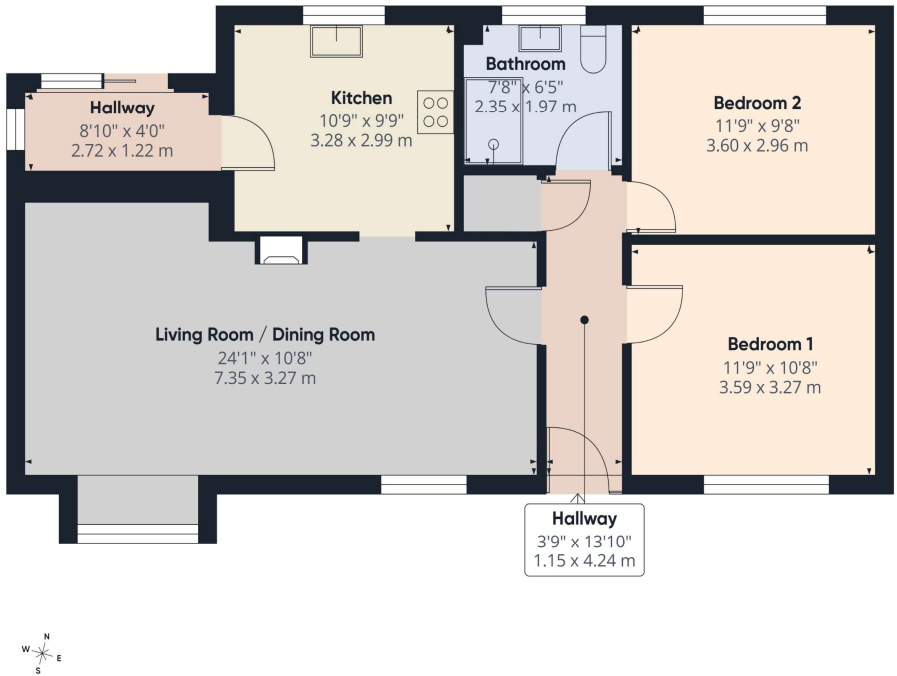
EPC Rating - The EPC rating for the property is currently a 'D' (63) with potential to increase to a 'B' (82).

Council Tax Band - The council tax band for the property is currently a 'C' (please note this council band may be subject to reassessment).

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Approximate total area⁽¹⁾
793 ft²
73.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Agent Notes - 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.

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 and continue straight on signed Hartland. Continue on this road and take the turning on the right-hand side into Elizabeth Lea Close where the property will be found immediately on the left-hand side.

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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