



Bond
Oxborough
Phillips

Changing Lifestyles

1 Tile Yard
Bridgerule
Holsworthy
Cornwall
EX22 7HD

Asking Price: £250,000
Freehold



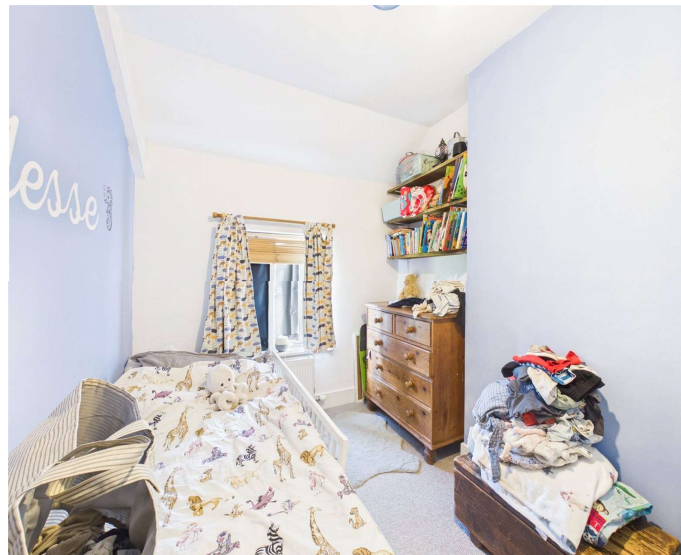
Changing Lifestyles

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1 Tile Yard, Bridgerule, Holsworthy, Cornwall, EX22 7HD



- Two Bedroom End of Terrace Home
- Open-Plan Kitchen / Living Area
- First Floor Family Bathroom
- Generous Rear Garden
- Useful Timber Garden Sheds
- Parking Located Opposite the Property
- Ideal Main Residence or Investment Opportunity
- Viewing Recommended



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An appealing two bedroom end of terrace home offering well-proportioned accommodation, a generous rear garden and parking conveniently located opposite the property.

The accommodation is arranged over two floors, an entrance porch leads through to the hallway and into the main open-plan kitchen/living area, creating a sociable and versatile heart to the home. The kitchen is fitted with a range of units and work surfaces, with space for appliances, while the adjoining living area provides ample room for both seating and dining furniture and features a wood-burning stove as an attractive focal point. A door from the kitchen provides direct access to the rear garden.

On the first floor are two bedrooms, including a good-sized principal double bedroom, together with a further bedroom which would suit a child's room, guest bedroom or home office. Completing the accommodation is a family bathroom fitted with a white suite including a bath with shower over.

Outside, the property enjoys a particularly generous rear garden, predominantly laid to lawn with established planting, a gravelled area immediately adjoining the house and useful timber sheds providing storage. The garden offers plenty of space for outdoor seating, entertaining and gardening. Parking is situated opposite the property, providing convenient off-road parking close to the house.

Overall, 1 Tile Yard represents an excellent opportunity for buyers seeking a characterful two bedroom home with a sizeable garden, practical accommodation and parking. EPC Rating E. Council Tax Band A.

The property is situated only about 1.6 miles from the village of Bridgerule which offers traditional amenities including a popular local Inn, Church, Chapel and Primary School. The Red Post Inn is also conveniently located to the site. The market town of Holsworthy is some 5.5 miles distant offering local and national shops, together with many amenities including regular bus services, library, park, doctors surgery, theatre, indoor heated swimming pool, sports hall, health centre, popular weekly market, schools, bowling green, golf course, etc. The coastal resort of Bude with its safe sandy surfing beaches is some 4 miles with a further extensive range of shopping, schooling and recreational facilities, together with its popular 18-hole golf course and fully equipped leisure centre.

Entrance Porch - 3'10" x 3' (1.17m x 0.91m)

Kitchen/Living Area - 10'9" x 19'11" (3.28m x 6.07m)

Landing

Bedroom 1 - 11' x 9'11" (3.35m x 3.02m)

Bedroom 2 - 6'10" x 9'7" (2.08m x 2.92m)

Bathroom - 7' x 6'8" (2.13m x 2.03m)

Outside - To the rear of the property is a generous garden providing plenty of space for outdoor enjoyment. Immediately adjoining the house is a gravelled area offering a practical space for seating and entertaining, with the remainder of the garden predominantly laid to lawn and bordered by established planting and mature greenery.

The garden also includes useful timber storage sheds and further areas suitable for growing vegetables or additional planting. Parking is conveniently situated opposite the property, providing off-road parking within easy reach of the house.

EPC - Rating E.

Council Tax - Band A.

Agents Note - The vendor has advised that 2 Tile Yard Cottage has a pedestrian right of way down the side and rear of the property only.

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

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.



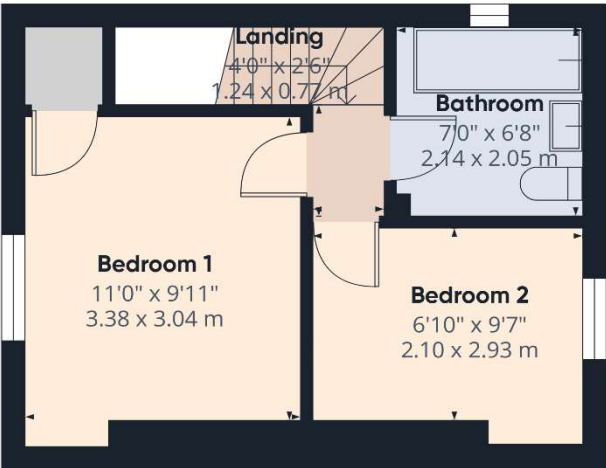
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Floor 0



Floor 1



Approximate total area⁽¹⁾
550 ft²
51.1 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.

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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		90 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Directions

From Bude town centre proceed out of the town along Stratton Road, and upon reaching the A39 turn left signposted Bideford, and then take the right hand turning onto the A3072. Proceed down into the centre of Stratton and through the village, heading towards Red Post, turn right signposted Launceston and a short distance after take a left hand turn to Tile Yard and No. 1 will be found on the left hand side.

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