

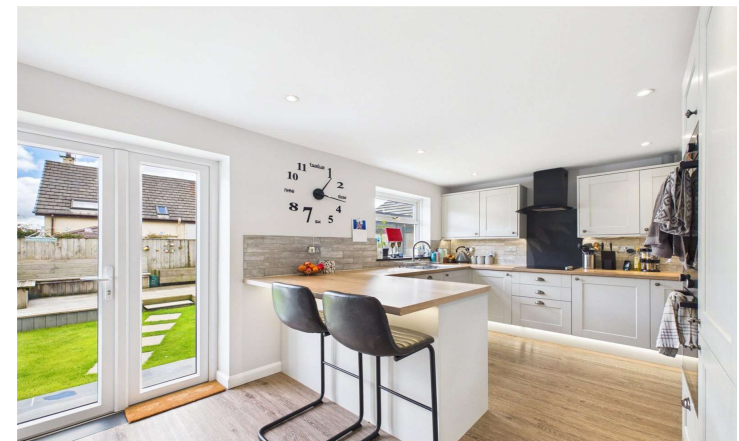


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

10 Manor Park  
Bradworthy  
Holsworthy  
EX22 7RG

**Asking Price: £275,000 Freehold**



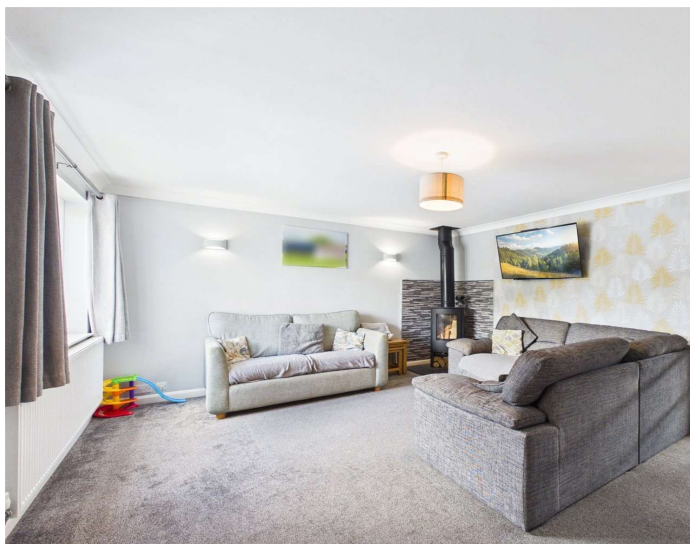
**Changing Lifestyles**

**01409 254 238**  
**[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)**

10 Manor Park, Bradworthy, Holsworthy, EX22 7RG



- WELL-PRESENTED 3 BEDROOM LINK DETACHED HOUSE
- SITUATED IN SOUGHT AFTER VILLAGE LOCATION
  - SUPERB 131 SQ FT VERSATILE SUMMERHOUSE/OFFICE
- LOW MAINTENANCE ENCLOSED REAR GARDEN
  - GARAGE AND OFF-ROAD PARKING
  - COUNCIL TAX BAND = C
  - EPC = D



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## Overview

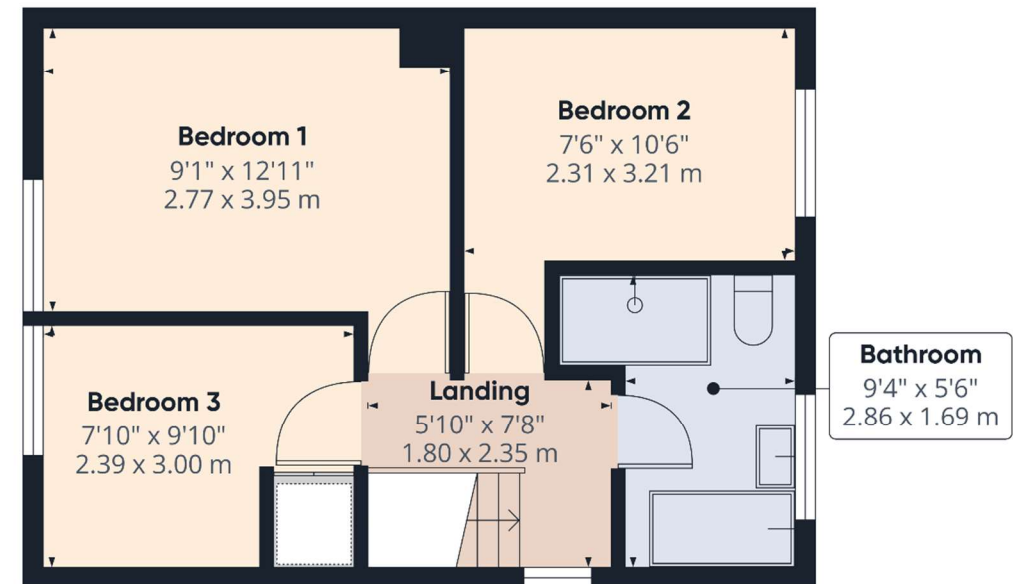
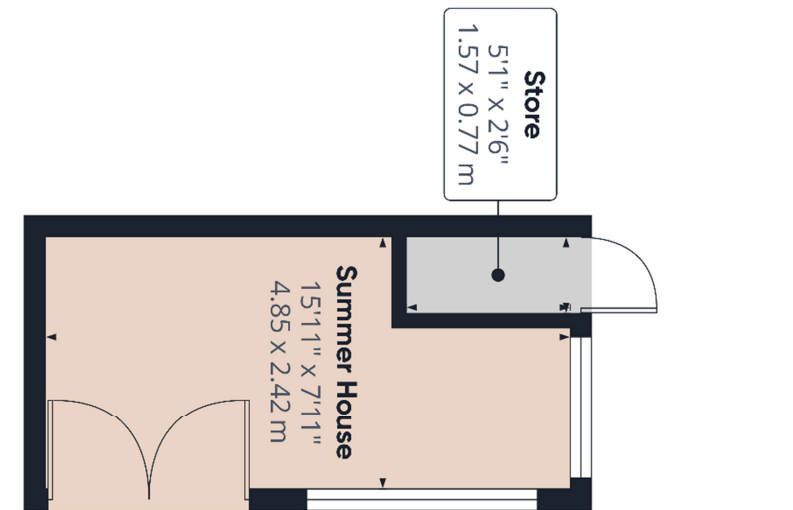
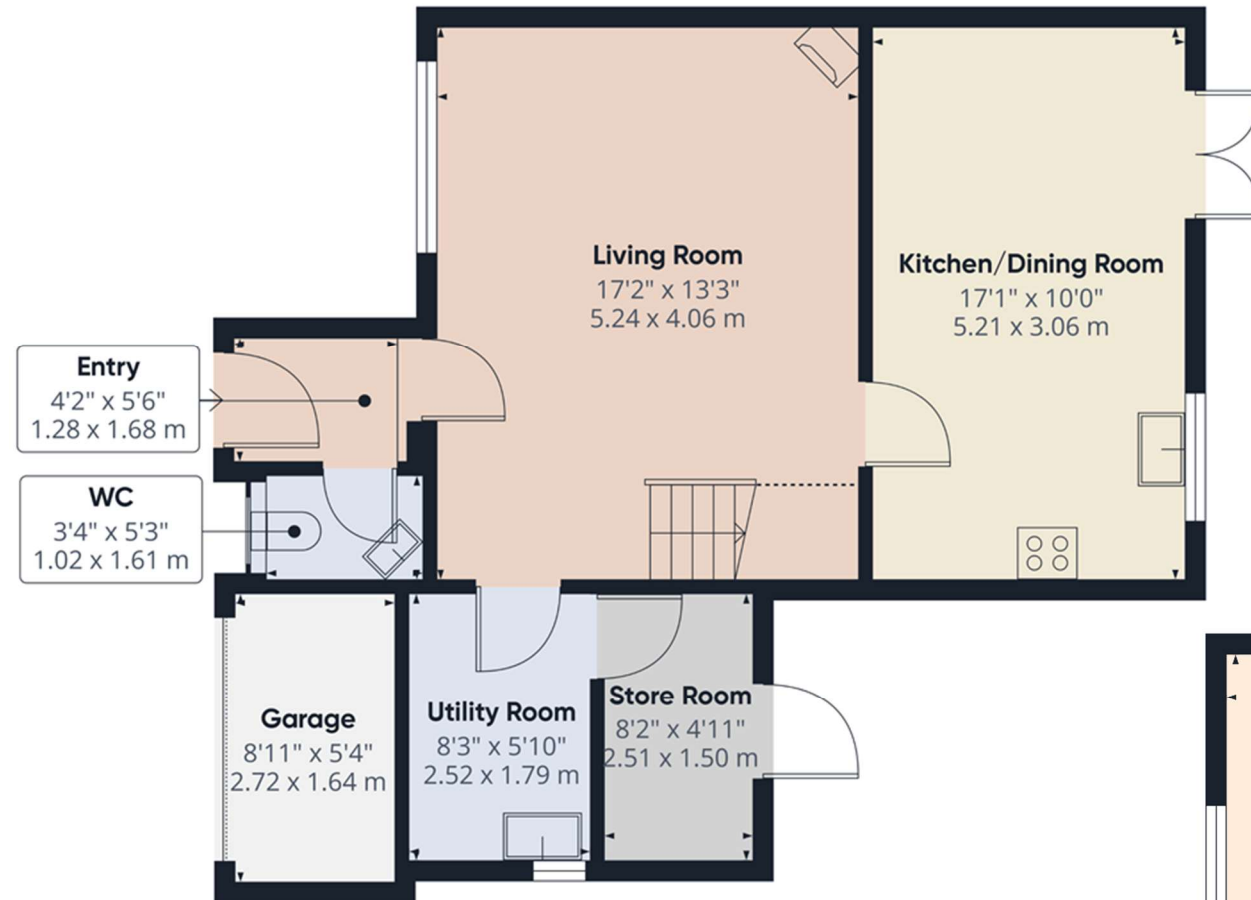
**Bond Oxborough Phillips are delighted to offer 10 Manor Park, an exceptionally well-presented link-detached home offering stylish, versatile accommodation ideally suited to modern family living.**

**Upon entering, you are welcomed by a spacious entrance hallway with access to the downstairs W.C. The generous living room provides a comfortable and inviting space, complete with a log burner creating the perfect setting for cosy winter evenings. However, the real heart of the home is the impressive kitchen/diner. Beautifully appointed with a comprehensive range of modern base and wall-mounted units, the kitchen incorporates a built-in double oven, electric hob with extractor, integrated dishwasher and fridge/freezer. Double French doors provide direct access to the enclosed rear garden, creating an excellent connection between the indoor and outdoor living spaces. A separate utility room and useful store/boot room further enhance the practicality of the ground floor.**

**Upstairs, there are three bedrooms, including two generous doubles, together with a well-appointed family bathroom comprising a panel bath, enclosed shower, low-flush W.C. and vanity unit with hand wash basin.**

**Outside, 10 Manor Park continues to impress. The enclosed rear garden has been thoughtfully landscaped, with a stone pathway leading to a substantial raised decking area – an ideal spot for al-fresco dining, entertaining or simply enjoying the summer months. The garden also benefits from a fantastic 131 sq ft home office/summerhouse, which is fully insulated and fitted with double-glazed windows, creating a comfortable and versatile additional space. Whether used as a home office, hobby room, gym or relaxation space, it offers excellent flexibility. To the front, there is off-road parking for a couple of vehicles, together with access to the garage via an up-and-over door.**

**An internal viewing is highly recommended to fully appreciate the quality, versatility and exceptionally well-presented accommodation that 10 Manor Park has to offer.**



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## Area Information

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.

## Directions

From the centre of Holsworthy proceed on the A3072 Bude road and on the edge of town, opposite the BP Garage, turn right signed Bradworthy. Follow this road for about 7 miles and upon entering the village the entrance to Manor Park will be found on the right hand side; 10 Manor Park will be found on your right hand side shortly after.

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 and 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 available 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.

**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.

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

**EPC Rating** - The EPC is currently a D (65) with potential to increase to a B (85).

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

Albion House

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Devon

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Email: [holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## 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.

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

**01409 254 238**

for a free conveyancing quote and  
mortgage advice.

