Bond Oxborough Phillips

Changing Lifestyles

1 Cleverdon Close
Bradworthy
Holsworthy
Devon
EX22 7AX

Offers Over: £425,000 freehold







01409 254 238
holsworthy@boppproperty.com

1 Cleverdon Close, Bradworthy, Holsworthy, Devon, EX22 7AX

- DETACHED FAMILY HOME
- IMMACULATELY PRESENTED THROUGHOUT
- DETACHED DOUBLE GARAGE
- ENCLOSED REAR GARDEN
- WALKING DISTANCE TO AMENITIES
- SOUGHT AFTER VILLAGE LOCATION
- 4 BEDROOM(S)
- 3 BATHROOM(S)
- OFF ROAD PARKING

* EPC RATING B (84) WITH THE POTENTIAL TO BE B (90).
* COUNCIL TAX BANDING - BAND 'D'
* EV CHARGING PORT











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Overview

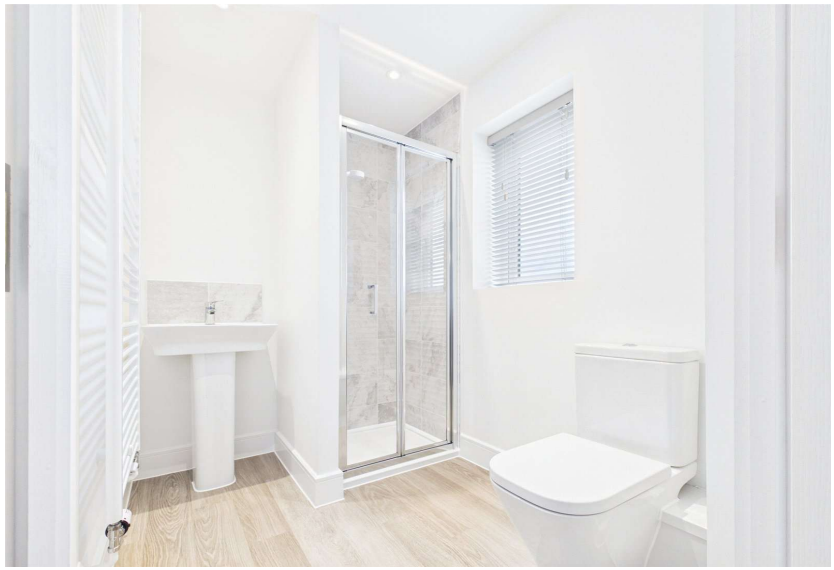
This beautifully presented four-bedroom detached family home offers spacious and versatile accommodation, complemented by a substantial rear garden and a large detached garage/workshop.

The property has an attractive rendered exterior with a welcoming entrance and landscaped frontage. Internally, the accommodation is bright, modern and well maintained, with a contemporary kitchen featuring a range of dark fitted units, integrated appliances and generous worktop space. The kitchen opens into a light and spacious dining area, creating an excellent setting for both everyday family life and entertaining.

The principal reception room is a comfortable lounge space, with plenty of natural light and views towards the garden. Additional ground-floor accommodation includes a useful utility room and WC.

Upstairs, there are four well-proportioned bedrooms, providing excellent flexibility for a growing family, guests or home working. The bedrooms are complemented by a modern family bathroom finished in a clean, contemporary style.

Outside, the property benefits from an exceptionally generous enclosed rear garden, predominantly laid to lawn and offering considerable space for children, outdoor entertaining and gardening. A substantial detached garage/workshop provides valuable additional storage and potential for hobbies, workshop use or secure vehicle storage.

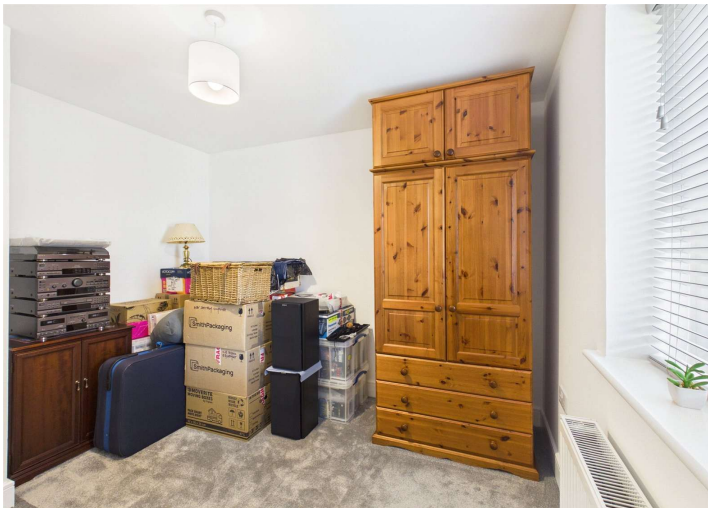


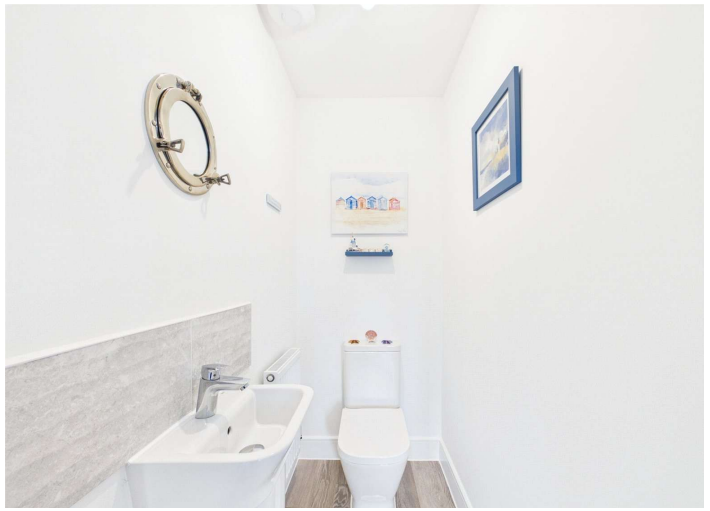






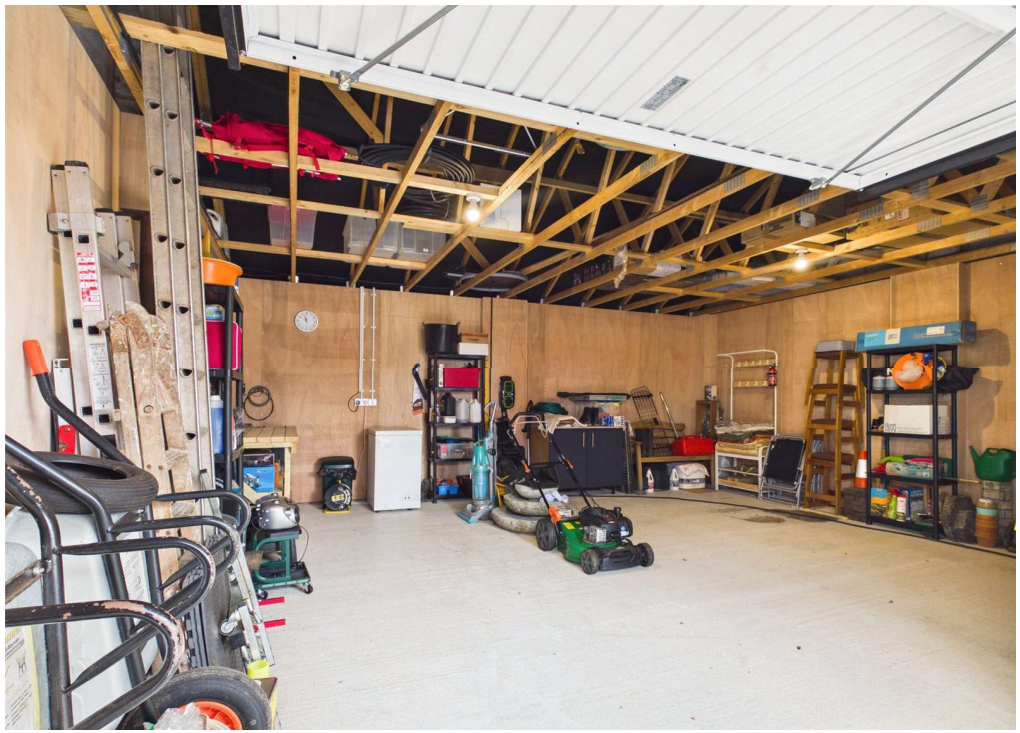








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Area Information

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. As well as public footpaths across the open countryside. 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.

Services - Mains water, electric and drainage. Air source heat pump.

Agent 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.

Directions

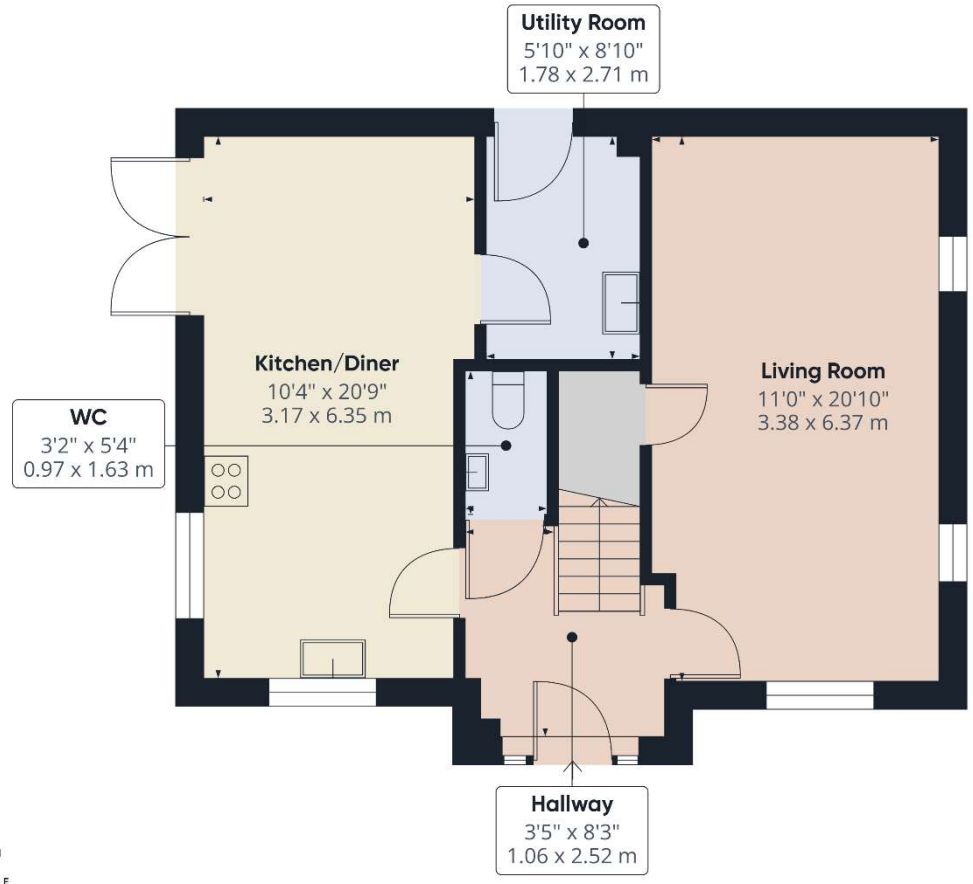
From Holsworthy proceed on the A3072 Bude road and on the edge of town, opposite the BP Garage, turn right signed Bradworthy/Chilsworthy. Continue on this road for approximately 7 miles and upon reaching the village square turn right signed Bideford. Proceed for a short distance where upon the entrance to Primrose Meadow will be found on the right-hand side, turn into the development and it's the first property on your left.

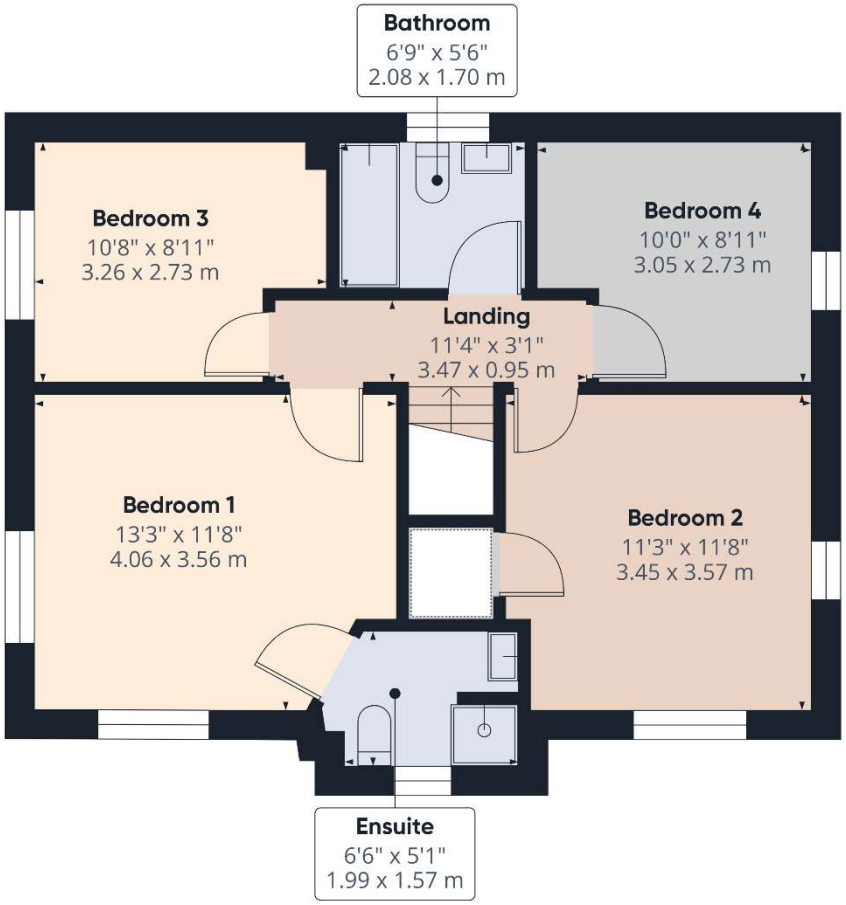
We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral 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.

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Floorplan





01409 254 238
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We are here to help you find and buy your new home...

Albion House
4 High Street
Holsworthy
Devon
EX22 6EL
Tel: 01409 254 238
Email: holsworthy@boppproperty.com

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

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for a free conveyancing quote and mortgage advice.

