Bond Oxborough Phillips

Changing Lifestyles

2 Thorn Field
North Road
Bradworthy
Holsworthy
Devon
EX22 7TJ

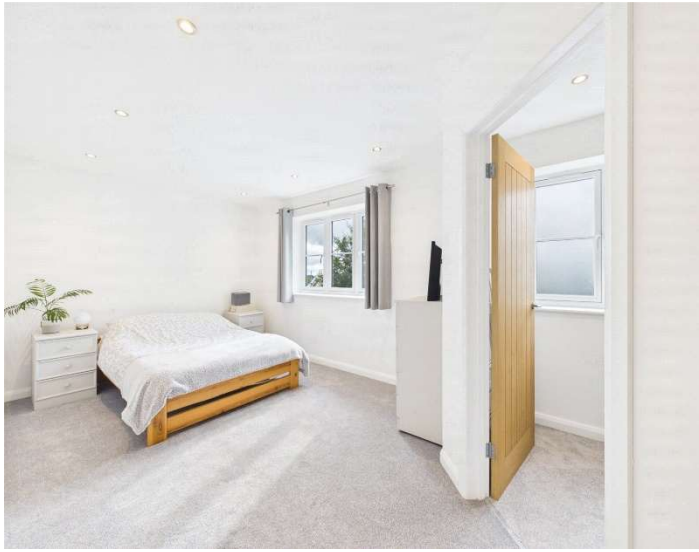
Asking Price: £425,000 Freehold

Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

2 Thorn Field, North Road, Bradworthy, Holsworthy, Devon, EX22 7TJ

- BRAND NEW DETACHED PROPERTY
- 4 BEDROOMS
- 1 ENSUITE
- ENCLOSED GARDENS
- AMPLE OFF ROAD PARKING
- 10 YEAR BUILD WARRANTY
- SOUGHT AFTER VILLAGE LOCATION
- UNDERFLOOR HEATING THROUGHOUT
- INTEGRAL GARAGE
- AIR SOURCE HEAT PUMP
- EPC: C
- Council Tax Band: TBC



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Overview

Tucked away on the edge of this most sought after village and within a level walk of the well-appointed square with its excellent range of shops etc, along with the acclaimed Bradworthy Academy Primary School. This modern 4 bedroom (1 ensuite) family home has been finished to an excellent standard and must be viewed to be fully appreciated. Gardens surround the property with a gated gravel laid driveway providing ample off road parking. The residence has the distinct advantage of a 10 year build zone warranty. EPC C

Location

The self-contained village of Bradworthy caters well for its inhabitants with a good range of traditional and local shops, including a butchers, 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.

Entrance Hall

Living Room - 15'2" x 12'1" (4.62m x 3.68m)
Bay window to front elevation. Bi fold doors open into the kitchen.

Kitchen area - 14'11" x 12' (4.55m x 3.66m)
A stunning fitted kitchen comprises a range of base and wall mounted units with solid wood work surfaces over incorporating an inset Belfast style sink. Built in double oven with 5 ring induction hob with extractor over. Built in fridge, freezer and dishwasher. Breakfast Bar.

Dining Area - 11'6" x 6'9" (3.5m x 2.06m)
Ample space for a dining room table and chairs. Bi fold doors to rear elevation.

Utility Room - 7'3" x 5'10" (2.2m x 1.78m)
Base mounted units with work surfaces over incorporating a stainless steel sink drainer unit. Plumbing and recess for washing machine and tumble dryer. Window to rear elevation.

WC - 5'8" x 2'8" (1.73m x 0.81m)
Close coupled WC and wash hand basin. Window to side elevation.

First Floor

Bedroom 1 - 12'2" x 11'7" (3.7m x 3.53m)
A spacious master bedroom with window to rear elevation enjoying countryside views.

Ensuite - 7'10" x 5'10" (2.4m x 1.78m)
A superbly presented fitted suite comprises a walk in shower cubicle with a mains fed rain water shower. A bespoke vanity unit houses counter top 'his and Hers' bowl sinks. Concealed cistern WC. Window to rear elevation.

Bedroom 2 - 12'3" x 9'6" (3.73m x 2.9m)
A generous size double bedroom with window to front elevation.

Dressing area - 6'2" x 5'7" (1.88m x 1.7m)

Bedroom 3 - 10'5" x 9'4" (3.18m x 2.84m)
A double bedroom with window to front elevation.

Bedroom 4 - 10'5" x 9'4" (3.18m x 2.84m)
A double bedroom with window to rear elevation.

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Bathroom - 9'7" x 7' (2.92m x 2.13m)
A superbly presented fitted suite comprises a modern roll top bath, enclosed shower cubicle with mains fed shower connected. Bespoke vanity unit with counter top bowl sink with wall mounted taps. Concealed cistern WC. Window to side elevation.

Garage - 18'2" x 10'9" (5.54m x 3.28m)
Electric roller door. Integral door.

Outside - The property is approached via a 5 bar gate giving access to a gravel laid driveway providing ample off road parking. The gardens surround the property being principally laid to lawn bordered by a mix of close boarded fencing and a Devon Bank.

Services - Mains electricity, water and drainage. An air source heat pump powers underfloor heating throughout.

Agents 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. Follow this road for some 7 miles until reaching Bradworthy and at the 4-crossway in the centre of the village square proceed straight ahead signed Hartland. Proceed along North Road and after about 300 yards the entrance drive to the sites will be found on the right hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

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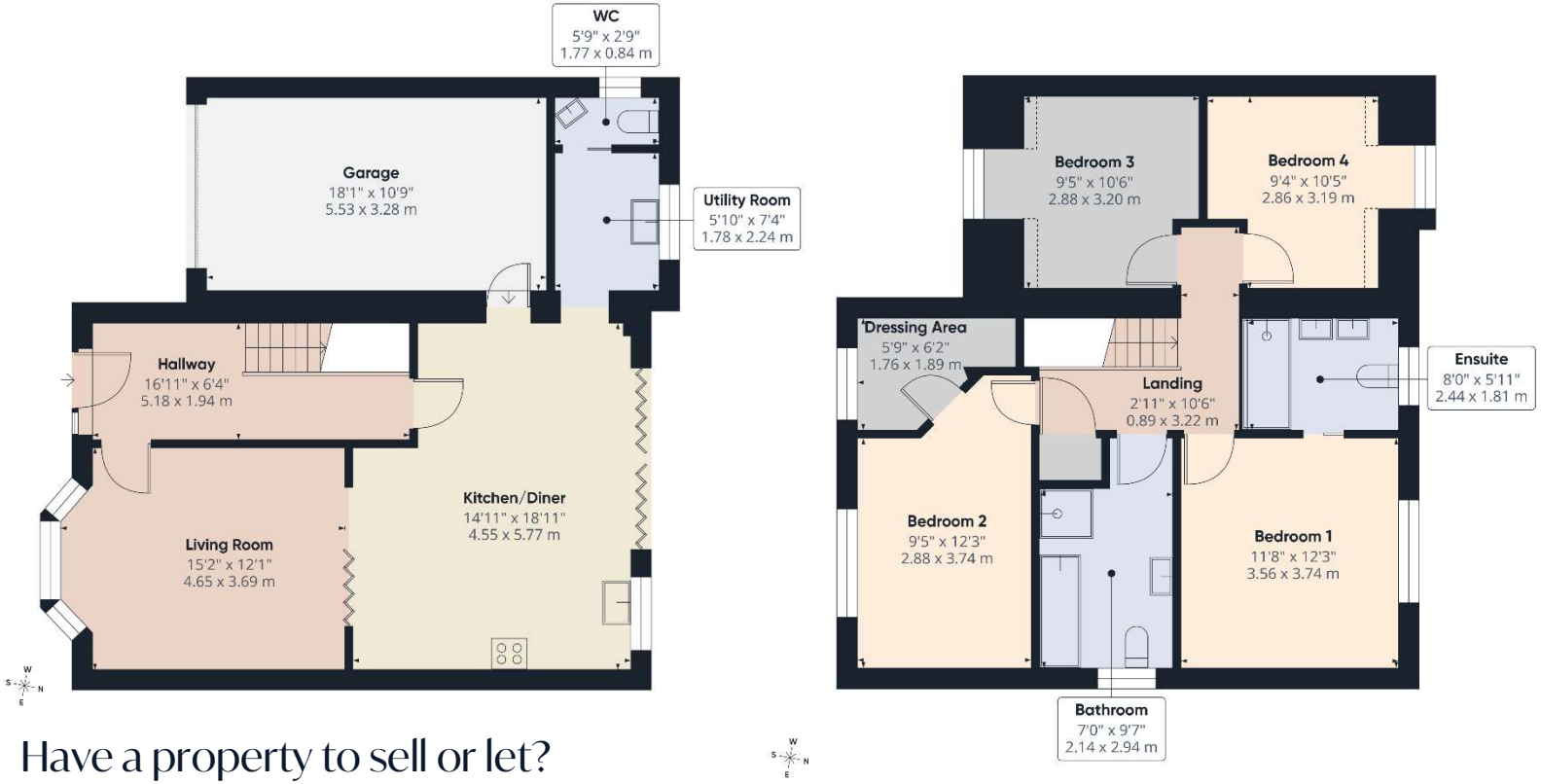
Floorplan



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.

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.