

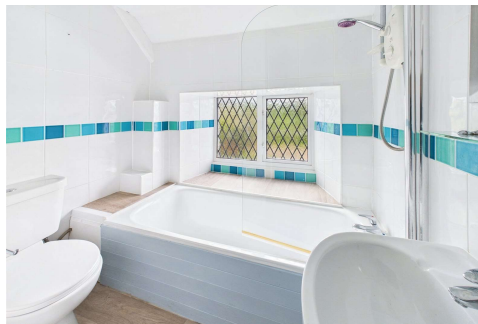


Bond
Oxborough
Phillips

Changing Lifestyles

Glenholme
Bridgerule
Holsworthy
Devon
EX22 7EP

Asking Price:
£125,000



Changing Lifestyles

01288 355 066
bude@boproperty.com

*** Available with no onward chain* An opportunity to acquire this charming 1 bedroom character cottage situated in the peaceful village Bridgerule with great links to Holsworthy and the North Cornish Coastline. EPC Rating TBC. Council Tax Band A**

**Changing
Lifestyles**

Lounge/Kitchen Area - 14'11" x 12'7" (4.55m x 3.84m)

Upvc entrance door. This open plan lounge/kitchen area benefits from a window to the front elevation, feature fire place with original clome oven and housing wood burning stove, exposed beams and tiled floor. The kitchen comprises a range of base units with laminate roll edge worktops over incorporating a sink/drain unit with mixer tap. Space for washing machine and freestanding cooker. Stairs to first floor landing.

First Floor Landing - Doors to bedroom and bathroom. Storage cupboards.

Bedroom 1 - 12' x 12'8" (3.66m x 3.86m)

Window to the front elevation. Built in wardrobe.

Bathroom - 6'6" x 6'5" (1.98m x 1.96m)

Comprising an enclosed panel bath with electric shower over, low level WC and pedestal hand wash basin. Storage cupboard housing immersion tank. Window to the front elevation.

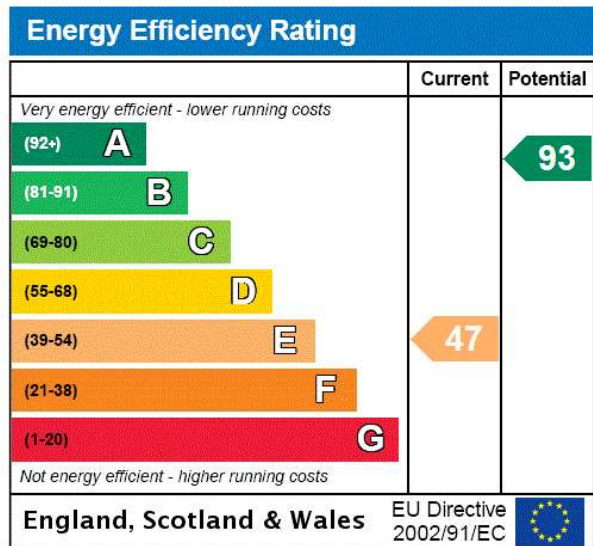
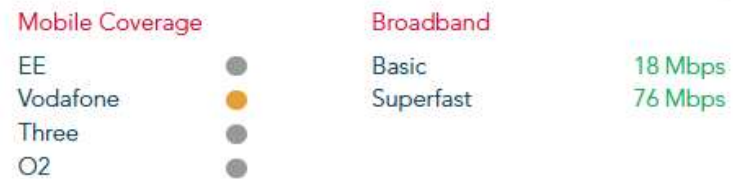
Outside - On Street parking can be found outside the property on a first come first serve basis.

Services - Mains water, electric and drainage.

EPC Rating - TBC

Council Tax Band - A

Directions- From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. Proceed for approximately ¼ mile and take the right hand turning onto the B3072 towards Holsworthy. Upon reaching Red Post (approx. 3½ miles) turn right towards Launceston. Take the next left hand turning just prior to reaching Jewells' Cross garage which leads into the village of Bridgerule, continue along this road turn left at the first 'T'-junction and follow the road through into the heart of the village. Continue along this road until you reach a cross road where you will turn right and property will be found within a short distance on the right 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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