



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Flat 1  
Braemar  
North Road  
Bradworthy  
Holsworthy  
Devon  
EX22 7TJ

**Asking Price: £145,000**  
**Freehold**



Changing Lifestyles

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

Flat 1, Braemar, North Road, Bradworthy, Holsworthy, Devon, EX22 7TJ



- AVAILABLE WITH NO ONWARD CHAIN
- SINGLE STOREY BARN CONVERSION
- WELL PRESENTED THROUGHOUT
- WOOD BURNING STOVE
- DOUBLE BEDROOM
- SHOWER ROOM
- ENCLOSED COURTYARD GARDEN
- SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE TO A RANGE OF AMENITIES
- IDEAL INVESTMENT OR FIRST TIME BUYER PURCHASE
- EPC RATING E & COUNCIL TAX BAND A



**Available with no onward chain! An exciting opportunity to acquire this charming 1 bedroom barn conversion situated in the heart of the sought after village of Bradworthy, being within walking distance to a range of local amenities. The property offers well-presented accommodation throughout and has the distinct advantage of a wood burning stove, double glazing and enclosed courtyard garden. EPC Rating E and Council Tax Band A.**



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## Changing Lifestyles

### Situation

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.

### Directions

From Holsworthy proceed on the A3072 Bude road and on the edge of Holsworthy, opposite the BP garage, turn right signed Bradworthy. Follow this road for 7 miles into the village of

Bradworthy, and continue straight through where the property will be found along North Road after approximately 200 yards on the left hand side, with a Bond Oxborough Phillips "For Sale" board clearly displayed.

### Kitchen/Dining and Living Room - 14'10" x 13'6" (4.52m x 4.11m)

Fitted with a range of matching wooden wall and base mounted units with work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap. Space for electric oven and fridge. Plumbing for washing machine.

Ample room for dining table and chairs and sitting room suite. Feature wood burning stove. Double glazed French patio doors leading to the enclosed courtyard garden.

### Bedroom - 11'11" x 8'6" (3.63m x 2.6m)

Light and airy double bedroom with built in wardrobe. Windows to front elevation.

### Shower Room - 8'8" x 4'4" (2.64m x 1.32m)

A matching white three piece suite comprising shower cubicle with electric shower over, pedestal wash hand basin and low flush WC. Heated towel rail.

**Outside** - The property has on street parking at the front. The rear garden is arranged over 2 tiers. The lower tier is a paved patio area with plants and flowers bordering. Steps lead up to a timber decked area bordered by a closed board fence providing complete privacy. Access to useful timber garden shed.

**Services** - Mains water, electricity and drainage.

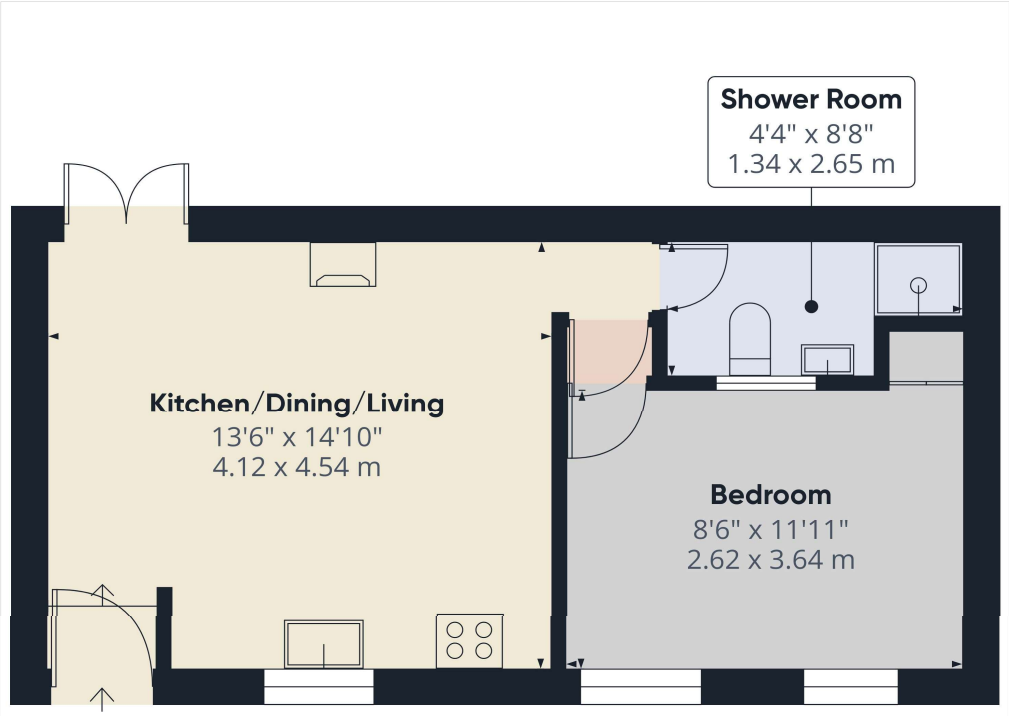
**EPC Rating** - EPC rating E (52), with the potential to be B (90). Valid until July 2031.

**Council Tax Banding** - Band 'A' (please note this council band may be subject to reassessment).

**Tenure** - Freehold.

**Agents Note** - We have been informed by the owner that there may be potential for a loft conversion subject to gaining the necessary planning consents.

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## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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