



Bond
Oxborough
Phillips

Changing Lifestyles

5 Meadow View
Bridgerule
Holsworthy
Devon
EX22 7FN

Asking Price: £310,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

5 Meadow View, Bridgerule, Holsworthy, Devon, EX22 7FN



- SEMI DETACHED RESIDENCE
- IMMACULATELY PRESENTED THROUGHOUT
- NATURALLY LIGHT AND AIRY ACCOMMODATION
 - 2 BEDROOMS, 1 WITH FEATURE BALCONY
- 2 OFF ROAD PARKING SPACES & SINGLE GARAGE
- PRIVATE AND LOW MAINTENANCE REAR GARDEN
 - STUNNING COUNTRYSIDE VIEWS
 - QUIET AND RURAL VILLAGE LOCATION
- GREAT LINKS TO HOLSWORTHY/LAUNCESTON-A30 AND THE NORTH CORNISH COASTLINE
 - REMAINDER OF BUILD WARRANTY
 - EPC C & COUNCIL TAX BAND C



Located in the sought-after village of Bridgerule, this modern and ecofriendly, semi-detached residence offers contemporary living at its finest. Boasting an open-plan layout downstairs, creating a spacious and light-filled interior, that takes full advantage of the stunning countryside views beyond. The property is complimented with 2 comfortable bedrooms, 1 with a feature balcony and shower room. The residence benefits from low maintenance front and rear gardens, off road parking for 2 vehicles and single garage. An internal viewing is highly recommended to appreciate this lovely property. EPC C.



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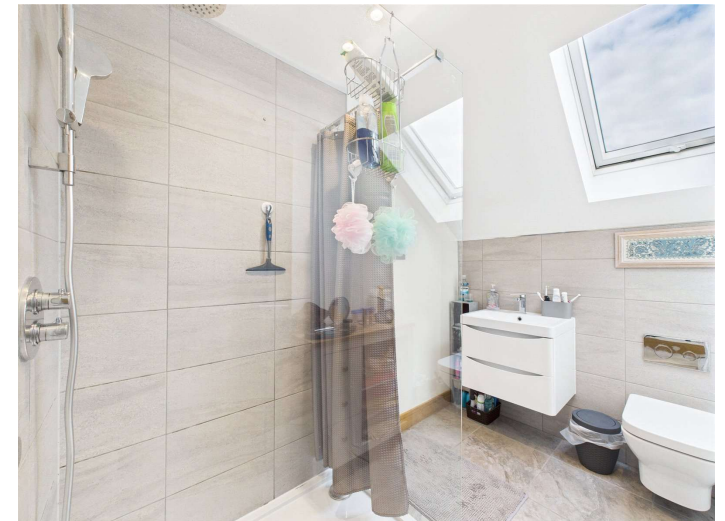


Directions

From Holsworthy proceed on the A3072 Bude road for approximately 2 miles, and upon reaching Burnard's House turn left signed Bridgerule. Follow this road for approximately 2.5 miles and upon reaching the 'T'-junction turn right, proceeding over the bridge. Continue through the village and after a short distance the entrance to Meadow view will be found on the left hand side, enter into the small cul-de-sac and number 5 can be found to the right hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

Situation

Bridgerule offers traditional amenities including a popular local Inn, Church, Chapel and Primary School. The market town of Holsworthy is some 5.5 miles distant offering local and national shops, together with many amenities including regular bus services, library, park, doctors surgery, theatre, indoor heated swimming pool, sports hall, health centre, popular weekly market, schools, bowling green, golf course, etc. The coastal resort of Bude with its safe sandy surfing beaches is some 6 miles with a further extensive range of shopping, schooling and recreational facilities, together with its popular 18-hole golf course and fully equipped leisure centre.



Internal Description

Entrance Hall - 6'7" x 6' (2m x 1.83m)

Access to the cloakroom and open plan kitchen/dining and living room. Stairs leading to the first floor landing. Space to store shoes and hang coats.

Open Plan Kitchen/Dining/Living Room - 21'9" x 17'3" (6.63m x 5.26m)

A modern fitted kitchen comprising a range of wall and base mounted units with Quartz work surfaces over with inset stainless steel wash hand basin with mixer tap and 4 ring gas hob with Bosch extractor over. Matching Quartz splash back. Built in Bosch combi-microwave and separate Bosch fan oven and grill. Integrated Lemona fridge/freezer and dishwasher. Ample room for dining table and chairs and sitting room suite. Bifolding door leading to the low maintenance garden, enjoying stunning views of the surrounding countryside. Access to useful understairs storage cupboard.

Utility Room - 8'4" x 5'10" (2.54m x 1.78m)

Fitted with a range of base mounted units with laminate work surfaces over incorporating a stainless steel sink drainer unit with mixer tap over. Space and plumbing for washing machine. 2 windows to front elevation and external door giving access to the private drive.

Cloakroom - 5'8" x 3'11" (1.73m x 1.2m)

Fitted with a low flush WC and vanity unit with inset wash hand basin. Window to front elevation.

First Floor Landing - 12'8" x 3'6" (3.86m x 1.07m)

Gives access to the 2 bedrooms and shower room.

Bedroom 1 - 17'2" x 12'3" (5.23m x 3.73m)

Spacious, light and airy double bedroom with feature balcony, enjoying pleasant views of the garden and the surrounding countryside.

Bedroom 2 - 14'6" x 7'5" (4.42m x 2.26m)

Double bedroom with window to side elevation.

Shower Room - 8'2" x 5'11" (2.5m x 1.8m)

A fitted matching suite comprising walk in shower cubicle with mains fed shower over, concealed cistern WC, vanity unit with inset wash hand basin and heated towel rail. Velux window to front elevation.

Outside - The property is approached via its own private drive providing off road parking for 2 vehicles and giving access to the front entrance door, side door and the single garage. EV charging point and outside tap installed. The low maintenance front garden is laid with stone chippings, rocks and alpine plants. The private and low maintenance South facing rear garden is laid with composite decking and bordered by wooden fencing to the sides and glass

balustrade and a small trickling stream. The garden is a suntrap and enjoys pleasant views of the surrounding countryside.

Single Garage - 18'4" x 11'2" (5.6m x 3.4m)

Electric up and over vehicle entrance door to front elevation. Power and light connected. Pedestrian door leading to the rear garden.

Services - Mains water and electric. Air source heat pump. Shared drainage. Air zone underfloor heating downstairs, with radiators upstairs.

EPC Rating - EPC rating C (80) with the potential to be A (115). Valid until March 2032.

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

Agents Note - £36 a month maintenance charge. Meadow view runs its own management company, and the service charge includes public liability insurance, cleaning and maintenance of all service facilities and communal areas.

Agents note 2 - When looking at Meadow View on Google maps, it currently shows as a development site. Please note that the site has now been completed.

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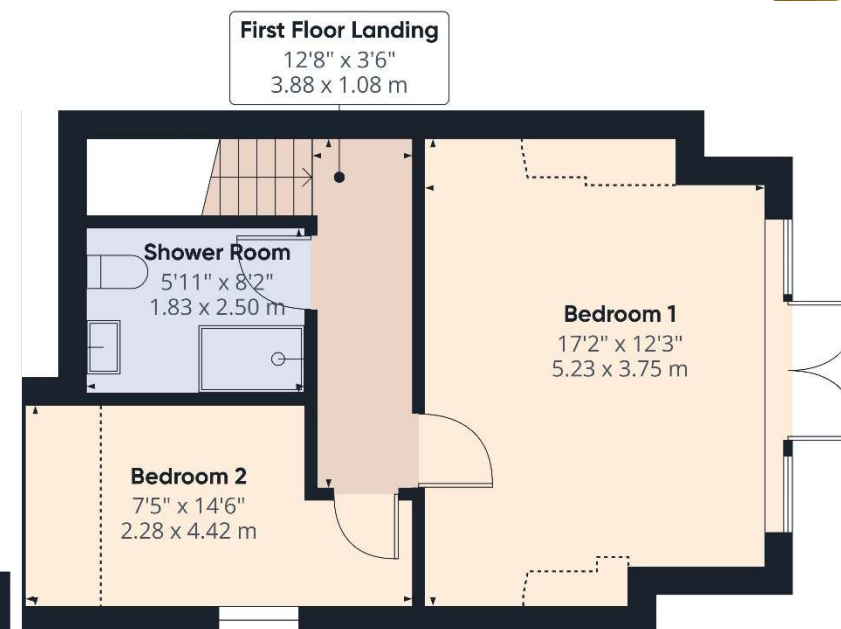
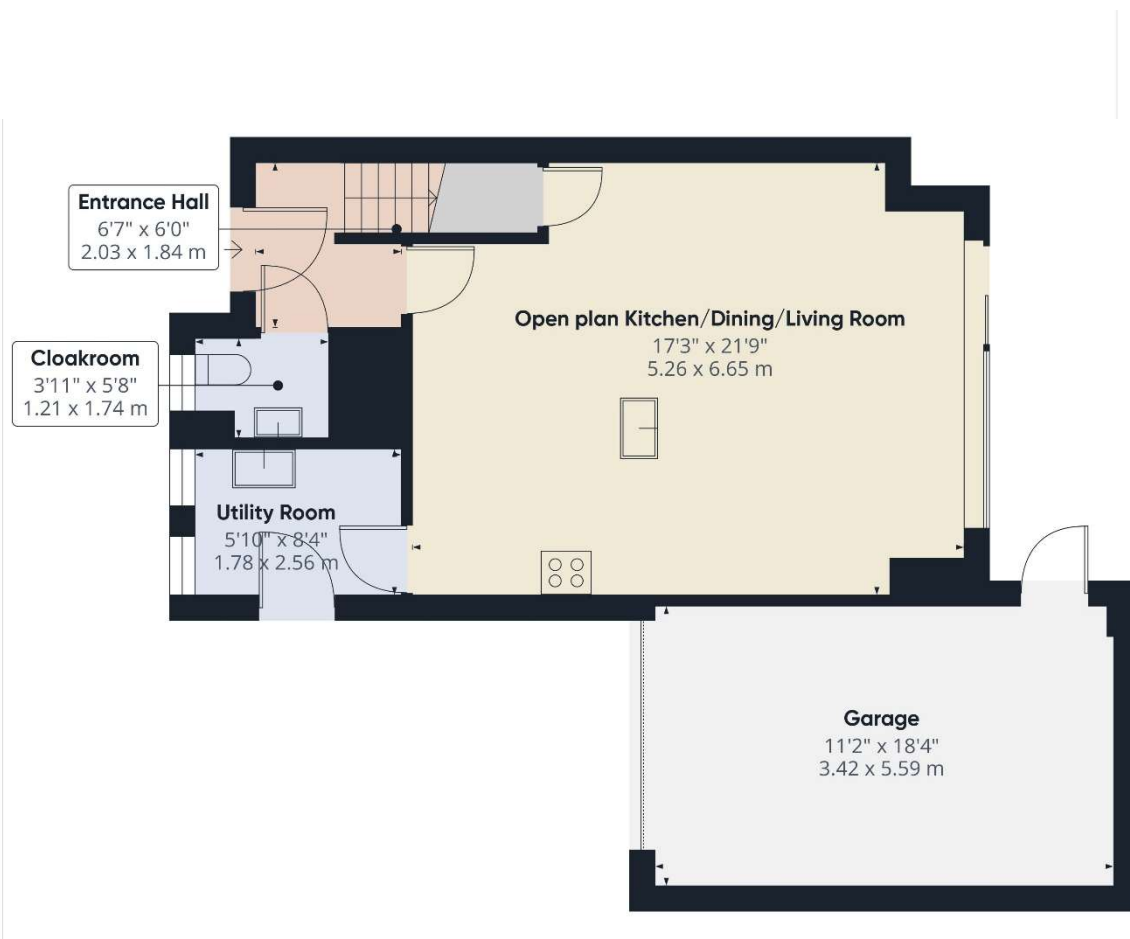
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We are here to help you find and buy your new home...

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to provide you with a free valuation of your home.

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Score	Energy rating	Current	Potential
92+	A		115 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

