



Bond
Oxborough
Phillips

Changing Lifestyles

Brugia
Bridgerule
Holsworthy
Devon
EX22 7EL

Asking Price: £425,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Brugia, Bridgerule, Holsworthy, Devon, EX22 7EL



- AVAILABLE WITH NO ONWARD CHAIN
- 4/5 BEDROOM
- DETACHED RESIDENCE
- VERSATILE AND SPACIOUS ACCOMMODATION
- MATURE GARDENS
- OFF ROAD PARKING
- GARAGE
- VILLAGE LOCATION ON THE NORTH CORNWALL/DEVON BORDER
- EPC: E
- COUNCIL TAX BAND: E



An opportunity to acquire this deceptively spacious 4/5 bedroom detached house occupying a pleasant position in the village of Bridgerule nestled on the Cornwall/ Devon border. The residence offers spacious and versatile accommodation throughout requiring some modernisation with an off road parking space and useful garage. Enclosed mature gardens and useful shed outbuilding.



Changing Lifestyles

01288 355 066
bude@bopproperty.com



Located in this sought after village on the Cornwall/ Devon border which offers traditional amenities including, village shop, 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.



Property Description

Covered Entrance Porch

Entrance Hall - Large entrance hall area with staircase leading to first floor landing and useful under stair storage area.

Living Room - 17'7" x 15'8" (5.36m x 4.78m)

Triple aspect reception room with large stone feature fireplace housing multi fuel burner and clome oven. Double glazed French doors to outside seating area.

Sitting Room/Bedroom 5 - 13'6" x 11'10" (4.11m x 3.6m)

Dual aspect room currently used as a bedroom but equally suiting as a secondary reception room. Wall mounted LPG gas fired heater.

Kitchen/Dining Room - 15'8" x 11'8" (4.78m x 3.56m)

Dual aspect room with fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating stainless steel 1 1/2 sink drainer unit with mixer taps, built in 4 ring electric hob with extractor over, high level double oven/grill, integral dishwasher and under counter fridge. Ample space for dining table and chairs with double glazed French doors to mature gardens.

Rear Porch - 7'1" x 3'9" (2.16m x 1.14m)

Door to Garage.

WC - Close coupled WC, obscure glazed window to side elevation.

Utility Room - 8'6" x 5'11" (2.6m x 1.8m)

Base mounted units with work surfaces over incorporating stainless steel sink drainer with mixer taps, space and plumbing for washing machine, space for chest freezer. Floor mounted oil fired boiler. Window to side elevation.

First Floor Landing - Large landing area with dual aspect windows and built in airing cupboard housing hot water cylinder.

Bedroom 1 - 15'7" x 10'8" (4.75m x 3.25m)

Dual aspect double bedroom overlooking the surrounding countryside.

Bedroom 2 - 12'8" x 11'5" (3.86m x 3.48m)

Double bedroom to front elevation.

Bedroom 3 - 11'10" x 9'10" (3.6m x 3m)

Double bedroom with window to front elevation. Built in under eaves storage.

Bedroom 4 - 11'8" x 7'10" (3.56m x 2.4m)

Double bedroom with window to side elevation.

Family Bathroom - 8'2" x 7'6" (2.5m x 2.29m)

Enclosed shower cubicle with electric Mira shower over, Spa corner bath, pedestal wash hand basin, low flush WC and obscure glazed window to rear.

Outside - The property is approached via a shared entrance driveway which leads to a parking area and access to the garage. Pedestrian access to the side leads to a large garden area principally laid to lawn and bordered by a range of mature hedges and trees providing a high degree of privacy with a useful timber framed shed and covered storage area housing the oil tank. Patio area providing an ideal spot for al fresco dining and steps lead to a paved pathway leading round to the front of the property.

Garage - 18' x 10'5" (5.49m x 3.18m)

Up and over vehicle entrance door. Window to side elevation.

Agents Note - The driveway for Brugia is shared with the parcel of land positioned South West of the property which has planning approved for a new dwelling.

EPC - Rating E

Council Tax - Band E

Bruga, Bridgerule, Holsworthy, Devon, EX22 7EL

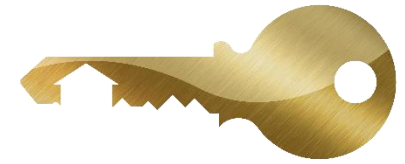
Changing Lifestyles



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Brugia, Bridgerule, Holsworthy, Devon, EX22 7EL



Changing Lifestyles

01288 355 066
bude@bopproperty.com



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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 and turn left just before Jewells Cross Garage. Follow the road for approximately 3/4 mile and upon reaching the T-Junction turn left. Proceed along this road for approx 1/2 mile passing through the centre of the village and just after the bridge take the next left. Continue for a short distance whereupon a sale board for the property will be found on your left 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.

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

34 Queen Street
Bude
Cornwall
EX23 8BB
Tel: 01288 355 066
Email: bude@bopproperty.com

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 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

01288 355 066

for a free conveyancing quote and
mortgage advice.

