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Changing Lifestyles

Ash Tree Cottage
20 Manor Park
Bradworthy
Holsworthy
Devon
EX22 7RG

Asking Price: £325,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Ash Tree Cottage, 20 Manor Park, Bradworthy, Holsworthy, Devon, EX22 7RG



- WELL PRESENTED DETACHED HOUSE
- 2 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- OFF ROAD PARKING FOR 3/4 VEHICLES
- INTEGRAL SINGLE GARAGE
- GOOD SIZED CORNER PLOT
- STUNNING COUNTRYSIDE VIEWS
- WALKING DISTANCE TO AMENITIES
- SOUGHT AFTER VILLAGE LOCATION
- AVAILABLE WITH NO ONWARD CHAIN



Situated in a prime location, in a small sought after cul-de-sac, within the popular village of Bradworthy is 20 Manor Park. This well presented and spacious 2 double bedroom, 2 reception room house occupies a generous corner plot providing large off road parking area and good sized rear garden that backs onto open farmland. The property also benefits from LPG central heating, double glazing throughout and integral garage. Available with no onward chain. EPC F.



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Directions

From the centre of Holsworthy proceed on the A3072 Bude road and on the edge of town, opposite the BP Garage, turn right signed Bradworthy. Follow this road for about 7 miles and upon entering the village the entrance to Manor Park will be found on the right hand side, with number 20 being located at the end of cul-de-sac with its name plaque clearly displayed.

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.



Internal Description

Entrance Hall - Provides access to the cloakroom, integral garage, utility room and kitchen/diner.

Kitchen/Diner - A fitted kitchen comprising a range of wall and base mounted units with work surfaces over, incorporating a 1 1/2 inset stainless steel sink drainer unit with mixer tap over. Space for Range style cooker with matching extractor over and free standing fridge/freezer. Plumbing for dishwasher. 2 windows to front elevation. Ample room for large dining table and chairs.

Living Room - Light and airy reception room with feature open fireplace with stone surround and wooden mantle. Ample room for sitting room suite. Window to rear elevation overlooking the garden and countryside views beyond. Internal door leading to conservatory.

Conservatory - Window to side and rear elevations, enjoying views of the garden and the stunning Devon countryside. French patio doors to side, leading to the garden.

Utility Room - Fitted with a range of base units with work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap. Space for under counter fridge or freezer and plumbing for washing machine. 2 Windows to rear elevation, overlooking the garden and countryside beyond. External door to side elevation.

Cloakroom - Fitted with a wall hung sink and close coupled WC. Frosted window to front elevation.

First Floor Landing - Provides access to the bathroom, 2 double bedrooms, airing cupboard and loft hatch. Window to side elevation.

Bedroom 1 - Generous double bedroom with built in wardrobe. Window to rear elevation, enjoying lovely views of the surrounding countryside.

Bedroom 2 - Double bedroom with built in wardrobe. Window to front elevation.

Bathroom - A modern fitted suite comprising panel bath with mains fed shower over, low flush WC and

vanity unit with inset wash hand basin. Frosted window to front elevation.

Garage - Up and over vehicle entrance door to front. Light and power connected.

Outside - The property is approached via its own gravelled drive, providing off road parking for 3/4 vehicles. The front garden is laid to lawn and bordered by mature hedging and shrubs, a brick wall and wooden fencing. Adjoining the rear of the property is a raised composite decking area, providing the ideal spot for alfresco dining and entertaining, whilst enjoying lovely views of the surrounding countryside. The rest of the garden is principally laid to lawn and bordered by a range of mature flowers and shrubs.

EPC Rating - EPC rating F (28) with the potential to be E (53). Valid until November 2026.

Services - Mains water, electricity and drainage. LPG gas central heating.

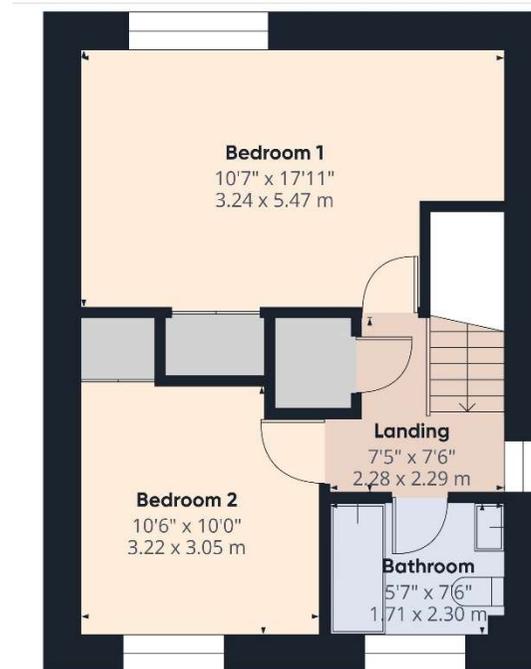
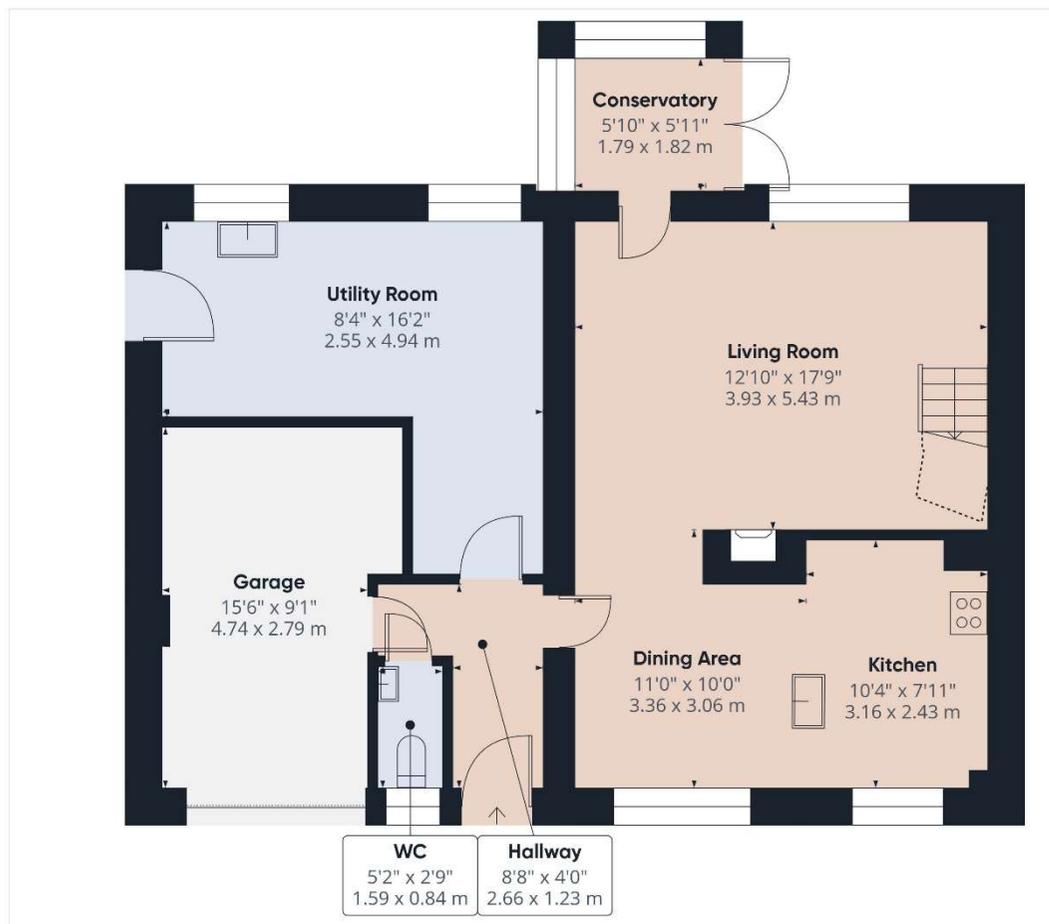


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		53 E
21-38	F	28 F	
1-20	G		

