



Bond
Oxborough
Phillips

Changing Lifestyles

Elm Cottage
Bradworthy
Holsworthy
Devon
EX22 7TH

Asking Price: £220,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Elm Cottage, Bradworthy, Holsworthy, Devon, EX22 7TH

- CHARACTER COTTAGE
- 2 BEDROOMS
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE OF LOCAL AMENITIES
- DOUBLE GLAZED & OIL FIRED CENTRALLY HEATED
- IMMACULATELY PRESENTED



Situated in the heart of this much sought after North Devon village supporting a comprehensive range of local amenities all within walking distance, is this immaculately presented, 2 bedroom, character cottage with a beautiful enclosed rear garden, and off road parking. The residence benefits from oil fired central heating complemented by double glazed windows throughout. EPC E & Council Tax Band B.



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Directions

From Holsworthy proceed on the A3072 Bude road and on the edge of town, opposite the BP Garage, turn right signed Bradworthy/Chilsworthy. Continue on this road for approximately 7 miles and upon reaching the village square turn right signed Bideford. Proceed down the hill for a short distance where the property will be found on the left hand side with a Bond Oxborough Phillips 'For Sale' notice 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.

Entrance Hall - 4'11" x 3'7" (1.5m x 1.1m)

Gives access to the living room and dining room. Stairs leading to first floor landing.

Kitchen - 8'2" x 7'5" (2.5m x 2.26m)

A modern fitted kitchen comprising a range of wall and base mounted units with wooden work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap. Space for Stoves oven with Smeg extractor over, and under counter fridge. Plumbing for washing machine. Window to side elevation and internal door leading to the rear porch.

Dining Room - 12'7" x 6'7" (3.84m x 2m)

Ample room for dining table and chairs. Access to useful understairs storage cupboard. Feature fireplace. Window to front elevation.

Living Room - 12'5" x 10'1" (3.78m x 3.07m)

Light and airy reception room with window to front elevation. Feature fireplace housing wood burning stove and slate hearth. Ample room for sitting room suite.

Rear Porch - Housing oil fired boiler. Access to the enclosed and private rear garden.

First Floor Landing - 6'4" x 3'5" (1.93m x 1.04m)

Provides access to the 2 bedrooms, bathroom & storage cupboard. Window to rear elevation.

Bedroom 1 - 12'9" x 10'10" (3.89m x 3.3m)

Double bedroom with built in wardrobe. Windows to front and rear elevations.

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Bedroom 2 - 9'11" x 8'1" (3.02m x 2.46m)

Built in storage cupboard. Window to front elevation.

Bathroom - 7'5" x 6'3" (2.26m x 1.9m)

Fitted with a matching white 3 piece suite comprising panel bath with shower attachment over, close coupled WC, pedestal wash hand basin and heated towel rail. Frosted window to rear elevation.

Outside - The property is approached via its own tarmac drive providing off road parking for 1 vehicle. The rear garden is principally laid to lawn and decorated with a variety of mature flowers and shrubs. A paved patio area provides an ideal spot for alfresco dining and entertaining.

Services - Mains water, electricity, and drainage. Oil fired central heating.

EPC Rating - EPC rating E (53), with the potential to be B (88). Valid until December 2030.

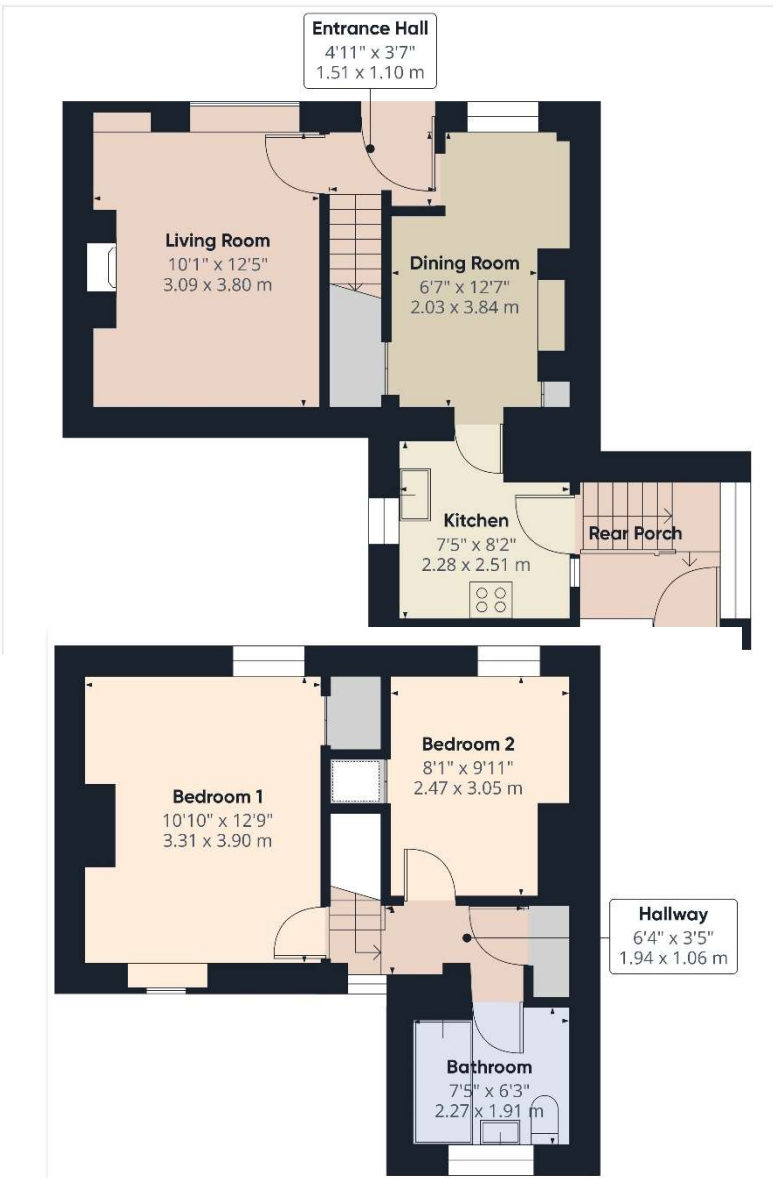
Council Tax Banding - Band 'B' (please note this council band may be subject to reassessment).





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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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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