

Sunways
Bridgerule
Holsworthy
Devon
EX22 7EL

Asking Price: £325,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Sunways, Bridgerule, Holsworthy, Devon, EX22 7EL



- Detached 2-Bedroom Bungalow
- Generous Plot with Wrap-Around Garden
 - Development Potential (STPP)
- Raised Decking with Countryside Views
- Off-Road Parking & Detached Garage
 - Sought-After Village of Bridgerule
 - In Need of Modernisation Throughout



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Overview

Set within the heart of the highly desirable village of Bridgerule, this detached two-bedroom bungalow presents a fantastic opportunity for those looking to modernise and add value. Positioned on a generous wrap-around plot, the property offers spacious accommodation, a detached garage, and stunning countryside views to the rear.

Although requiring updating throughout, the bungalow boasts a surprisingly spacious layout. Upon entering, you are welcomed by a front-facing kitchen, fitted with matching wall and base units, which leads directly into a separate dining room – ideal for family meals and entertaining.

A large inner hallway provides access to the main living areas, including two well-proportioned double bedrooms, a bright living room enhanced by a large rear-facing bay window, and a bathroom suite with shower-over-bath, low flush WC, and a stylish vanity unit with countertop bowl basin.

To the rear, a raised decking area accessed via the rear porch offers a peaceful spot to enjoy the uninterrupted countryside views. The property benefits from wrap-around gardens, currently featuring a vegetable patch, and also offers potential development space to the west side of the residence (subject to the necessary planning permissions).

Externally, the front of the property provides ample off-road parking alongside a detached garage, adding further practicality. This property features a newly installed LPG central heating system, along with roof and wall cavity insulation.

Viewing is highly recommended to appreciate the potential this charming bungalow offers. A perfect project for those looking to create a bespoke home in a peaceful rural setting.

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Area Information

Nestled in the picturesque countryside of North Devon, the charming village of Bridgerule offers the perfect blend of rural tranquillity and convenient access to nearby towns. The village itself benefits from a strong sense of community, with a local pub, parish church, village hall, and regular community events creating a welcoming atmosphere.

Positioned close to the Devon-Cornwall border, Bridgerule is ideally situated for those seeking a peaceful village lifestyle while remaining within easy reach of essential amenities and the stunning North Cornish coast.

The popular seaside resort of Bude lies just 6 miles to the west, offering beautiful sandy beaches, coastal walks, and a wide range of shops, cafes, supermarkets, and leisure facilities. To the east, the market town of Holsworthy (approximately 4 miles away) provides a larger selection of services, including supermarkets, doctors, a hospital, schools, and a weekly pannier market.

For those commuting or exploring further afield, the A3072 and A39 ("Atlantic Highway") offer convenient road links to Launceston, Barnstaple, and Exeter, as well as access to the Tamar Valley and Dartmoor National Park.

Whether you're looking for a peaceful retreat or a base to explore North Devon and Cornwall, Bridgerule offers an ideal location for countryside living with coastal convenience.

Agents Note - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

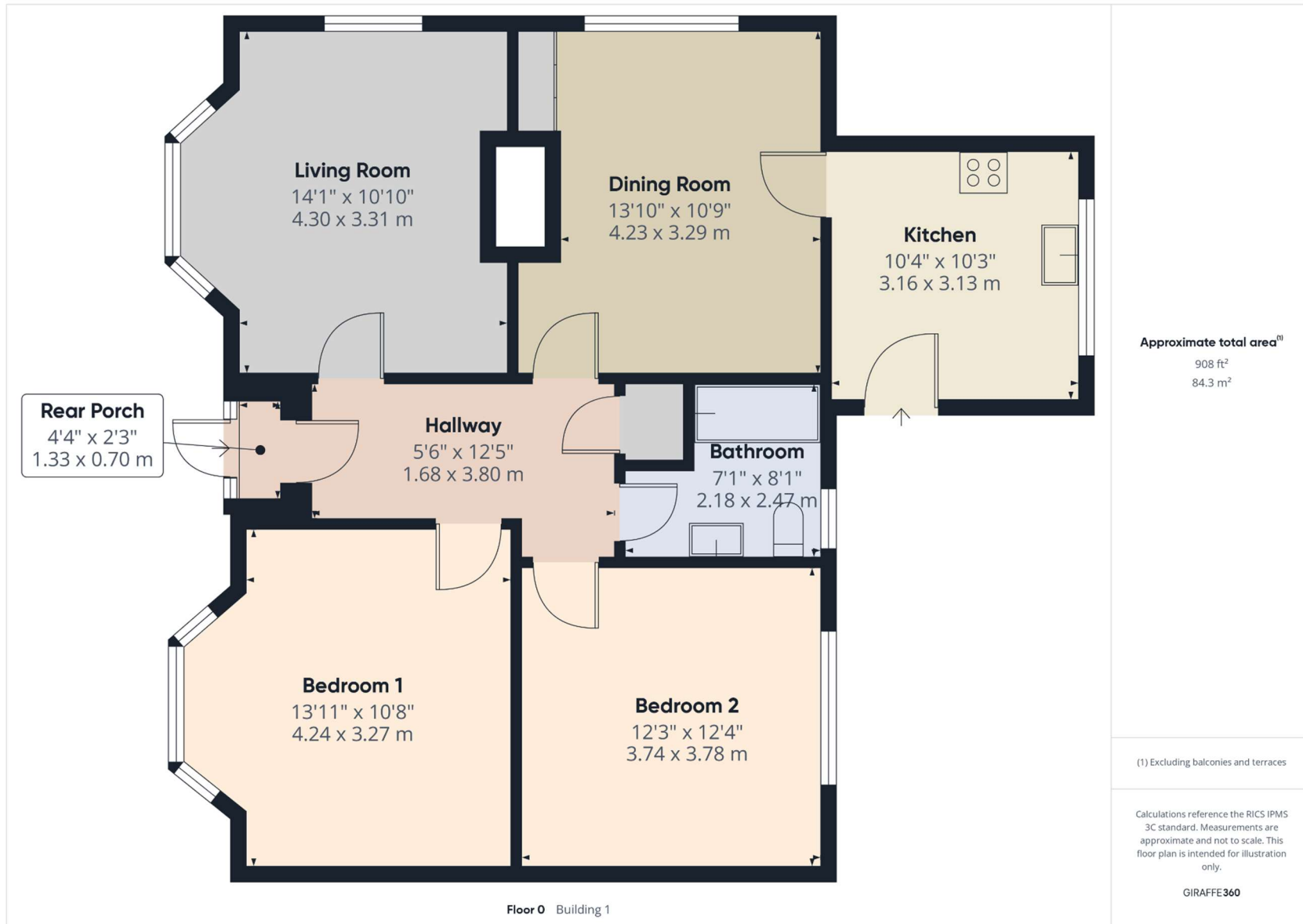
Directions - From Holsworthy proceed on the A3072 Bude road for approximately 2 miles, and upon reaching Burnard's House turn left signed Bridgerule. Follow this road for approximately 2 miles, where the property will be found on your left hand side just before St. Bridget Church.

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 and 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 available 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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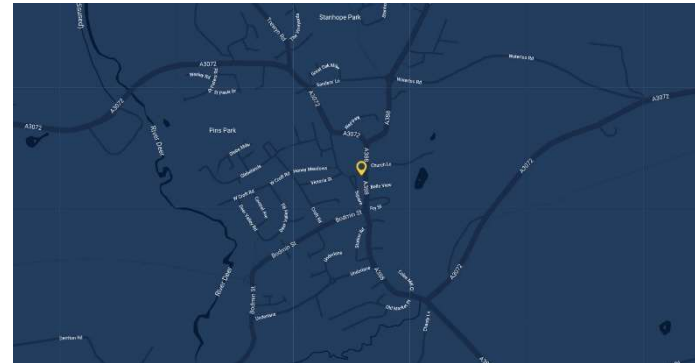


Sunways, Bridgerule, Holsworthy,



Please see EPC Graph to the right showing current and potential ratings.

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



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for a free conveyancing quote and mortgage advice.

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