



Bond
Oxborough
Phillips

Changing Lifestyles

17 St. Johns Drive
Bradworthy
Holsworthy
Devon
EX22 7UR

Asking Price: £450,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

17 St. Johns Drive, Bradworthy, Holsworthy, Devon, EX22 7UR



- LARGE DETACHED BUNGALOW
- 2 DOUBLE BEDROOMS, FORMERLY DESIGNED AS A 4 BED
- 2 RECEPTION ROOMS
- CONSERVATORY
- WELL PRESENTED THROUGHOUT
- GENEROUS CORNER PLOT
- DETACHED GARAGE AND STORE
- WALKING DISTANCE TO A RANGE OF AMENITIES
- SOUGHT AFTER VILLAGE LOCATION
- AVAILABLE WITH NO ONWARD CHAIN



Occupying a generous corner plot in a highly sought-after village setting, this large detached bungalow offers a rare combination of space, versatility, and convenience, all within walking distance to local amenities.

The property features two well-proportioned double bedrooms, with the principal bedroom benefitting from a modern ensuite. There are also two generous reception rooms, providing flexibility for both everyday living and entertaining. The residence was originally designed as a four-bedroom property, the current layout could easily be reconfigured to create a third bedroom if required.



17 St. Johns Drive is set back from the road, and has the advantage of a detached garage and store, along with wraparound garden that enhance the sense of privacy.

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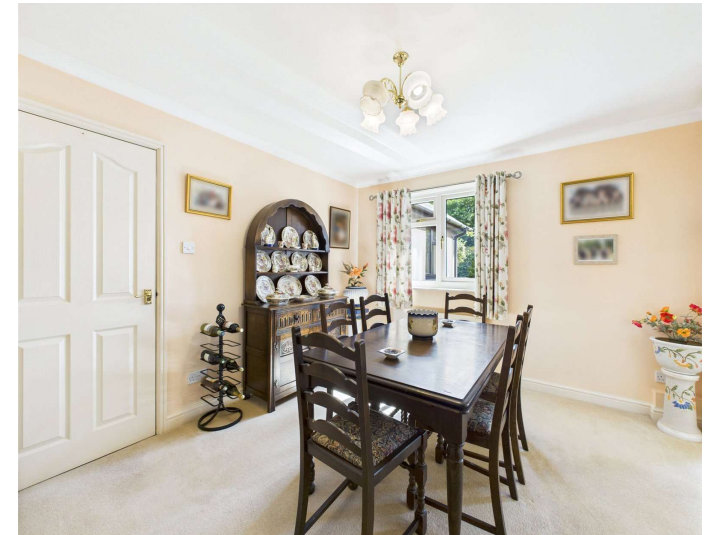


Directions

From Holsworthy proceed on the A3072 Bude road and on the edge of town, opposite the BP Garage, turn right signed Bradworthy/Holsworthy. Follow this road for some 7 miles and upon entering the village, St Johns Drive will be found on the left hand side. Proceed into the development, whereupon the entrance lane to 17 St Johns Drive can be found on the left hand side with a 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.



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Internal Description

Entrance Hall - 36' x 5'6" (10.97m x 1.68m)

Kitchen/Diner - 21'10" x 11'11" (6.65m x 3.63m)

Separate Dining area/Bedroom 3 - 12' x 10'9" (3.66m x 3.28m)

Living Room - 17'11" x 13'1" (5.46m x 4m)

Conservatory - 13' x 11'11" (3.96m x 3.63m)

Bedroom 1 - 13' x 11'7" (3.96m x 3.53m)

Ensuite - 8'5" x 6'9" (2.57m x 2.06m)

Bedroom 2 - 13'1" x 10'8" (4m x 3.25m)

Bathroom - 10'8" x 8'5" (3.25m x 2.57m)

Utility Room - 7'10" x 6'6" (2.4m x 1.98m)

Garage - 21'5" x 9'10" (6.53m x 3m)

Store Room - 9'6" x 4'2" (2.9m x 1.27m)

EPC Rating - EPC TBC.

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

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

Agents Note - The property was originally designed as a 4-bedroom bungalow, original plans are available upon request.

Agents Note - Please note, the vendors of this property are partners of Bond Oxborough Phillips.

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.



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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.

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

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4 High Street

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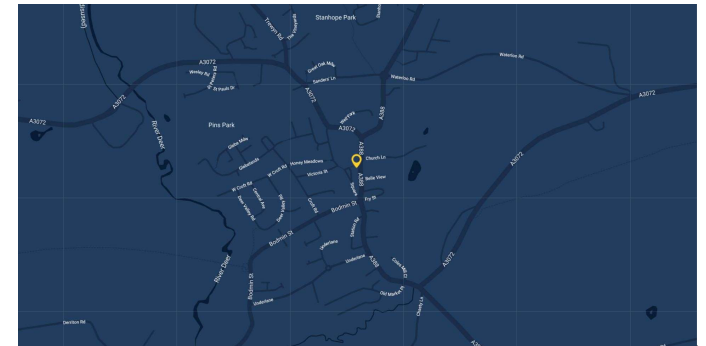
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