

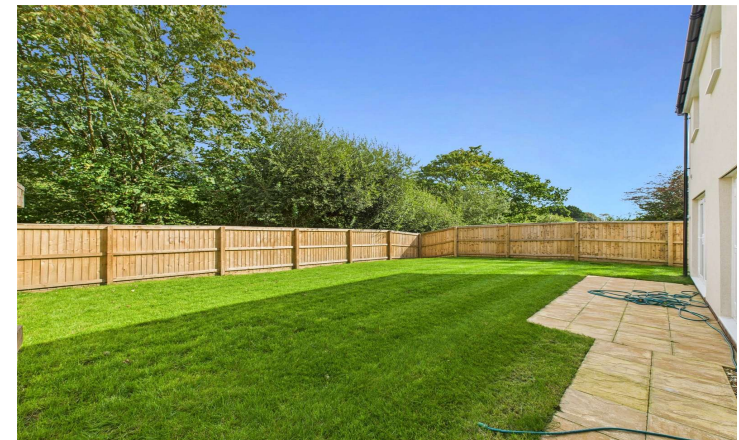


Bond
Oxborough
Phillips

Changing Lifestyles

The Azalea (Plot 12)
Primrose Meadow
Bradworthy
Holsworthy
Devon
EX22 7AX

**50% Shared Ownership Price:
£207,500**



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

The Azalea (Plot 12), Primrose Meadow, Bradworthy, Holsworthy, Devon, EX22 7AX



- SHARED OWNERSHIP OPPORTUNITY
- 50% SHARE - WITH OPTIONS TO INCREASE %
- NEW BUILD - AVAILABLE IMMEDIATELY
- KITCHEN & SEPARATE UTILITY ROOM
- L SHAPED LIVING/DINING ROOM
- 4 BEDROOMS, 1 ENSUITE
- CLOAKROOM AND MAIN BATHROOM
- ENCLOSED AND PRIVATE REAR GARDEN
- SINGLE GARAGE AND 2 OFF ROAD PARKING SPACES
- AIR SOURCE HEAT PUMP
- 10 YEAR BUILD WARRANTY
- SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE TO AMENITIES



Ready to move into, this beautifully built brand new detached home offers the perfect blend of modern living, energy efficiency, and village charm. Located in a highly sought-after village, within walking distance to local amenities, this property is ideal for families looking for a peaceful yet connected lifestyle.

This thoughtfully designed property features four well-proportioned bedrooms, including a generous principal bedroom with a sleek en-suite shower room, alongside a contemporary family bathroom, all on the first floor. The ground floor is accessed via an inviting entrance hall and comprises a cloakroom, a well-equipped kitchen, a separate utility room, and an impressive L-shaped living and dining area that creates a bright, open-plan space perfect for both everyday living and entertaining. Outside, the property enjoys a private and enclosed rear garden, two off-road parking spaces, and a single garage. Further enhanced by an energy-efficient air source heat pump and a 10-year new build warranty.



This plot is being offered with Shared Ownership (part rent/part buy), the rental price is £476pcm, with the 50% Shared Ownership price being £207,500.

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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 for a short distance where upon the entrance to Primrose Meadow will be found on the right hand side, continue into the development and follow the road around to the left hand side, take the follow right hand turn and Plot 12 will be found at the end of the road, on the left hand side.

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 - 7'3" x 7'2" (2.2m x 2.18m)

Kitchen - 14'2" x 9'7" (4.32m x 2.92m)

Dining Area - 10'10" x 8'9" (3.3m x 2.67m)

Living Room - 20'9" x 11' (6.32m x 3.35m)

Utility Room - 6'4" x 5'2" (1.93m x 1.57m)

Cloakroom - 5'2" x 3'2" (1.57m x 0.97m)

First Floor Landing - 11'3" x 3'1" (3.43m x 0.94m)

Bedroom 1 - 13'3" x 11'6" (4.04m x 3.5m)

Ensuite Shower Room - 7'3" x 5'2" (2.2m x 1.57m)

Bedroom 2 - 11'6" x 11'2" (3.5m x 3.4m)

Bedroom 3 - 10'8" x 8'11" (3.25m x 2.72m)

Bedroom 4 - 9'11" x 8'11" (3.02m x 2.72m)

Bathroom - 6'9" x 5'6" (2.06m x 1.68m)

Garage - 19'11" x 10'5" (6.07m x 3.18m)

EPC Rating - EPC rating TBC.

Council Tax Banding - Council Tax Banding TBC.

Services - Mains water, electricity and drainage. Air Source heat pump.

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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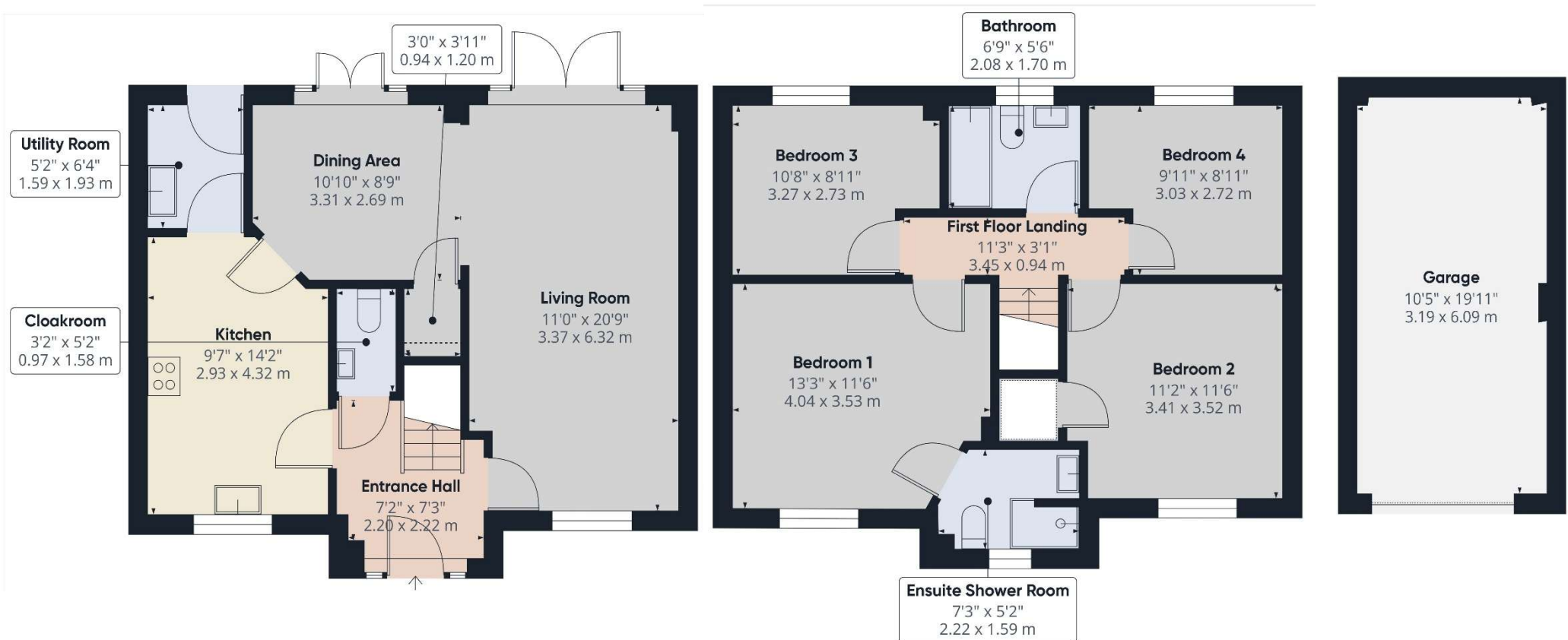
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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from 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...

Albion House

4 High Street

Holsworthy

Devon

EX22 6EL

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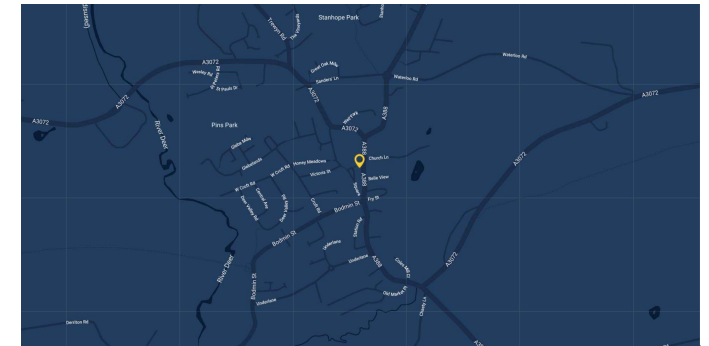
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please contact us today on 01409 254 238 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
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