



Bond
Oxborough
Phillips

Changing Lifestyles

The Gardenia (Plot 23)
Primrose Meadow
Bradworthy
Holsworthy
Devon
EX22 7AX

50% Shared Ownership

Price: £200,000

Leasehold



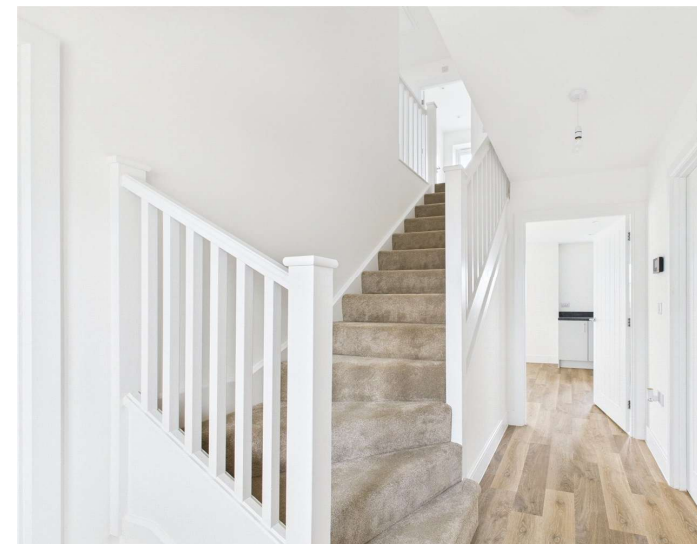
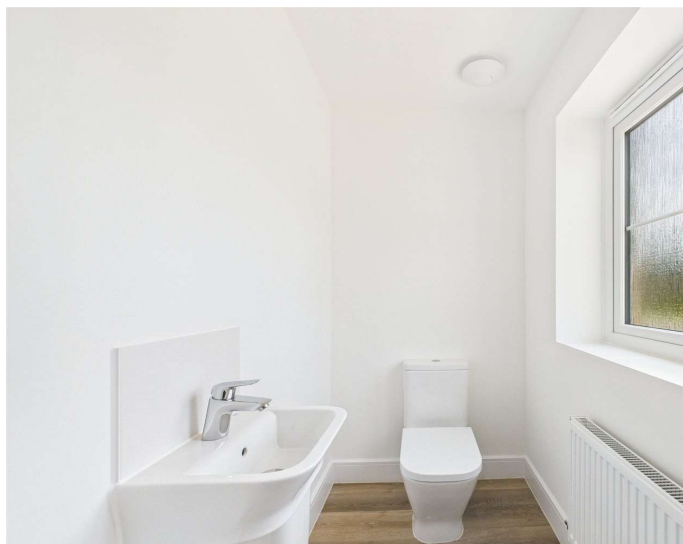
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01409 254 238
holsworthy@bopproperty.com

The Gardenia (Plot 23), Primrose Meadow, Bradworthy, Holsworthy, Devon, EX22 7AX



- SHARED OWNERSHIP OPPORTUNITY
- 50% SHARE WITH OPTION TO INCREASE %
- NEW BUILD - AVAILABLE IMMEDIATELY
 - KITCHEN/DINING ROOM
 - SEPARATE LIVING ROOM
 - 4 BEDROOMS, 1 ENSUITE
- CLOAKROOM AND MAIN BATHROOM
 - GENEROUS CORNER PLOT
- DOUBLE GARAGE AND 2 OFF ROAD PARKING SPACES
 - AIR SOURCE HEAT PUMP
 - 10 YEAR BUILD WARRANTY
- SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE TO AMENITIES



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Overview

Nestled in the heart of a highly sought-after village, this beautifully designed, brand new detached home combines contemporary living with eco-conscious features. Within easy walking distance of local amenities and offering excellent transport links to Holsworthy and the spectacular North Cornish coastline, this property is perfectly positioned for both convenience and lifestyle.

The ground floor of this spacious home boasts a well-appointed kitchen/diner, ideal for family meals or entertaining, alongside a separate, generously sized living room. A practical utility room and a cloakroom complete the downstairs accommodation, ensuring functionality matches the elegant finish throughout.

Upstairs, the property offers four comfortable bedrooms, including a principal suite with its own en-suite shower room, and a stylish family bathroom serving the remaining bedrooms.

Outside, the home is complemented by a good-sized garden, perfect for relaxing or entertaining. To the front, there is off-road parking for two vehicles, in addition to a detached double garage offering further storage or parking options.

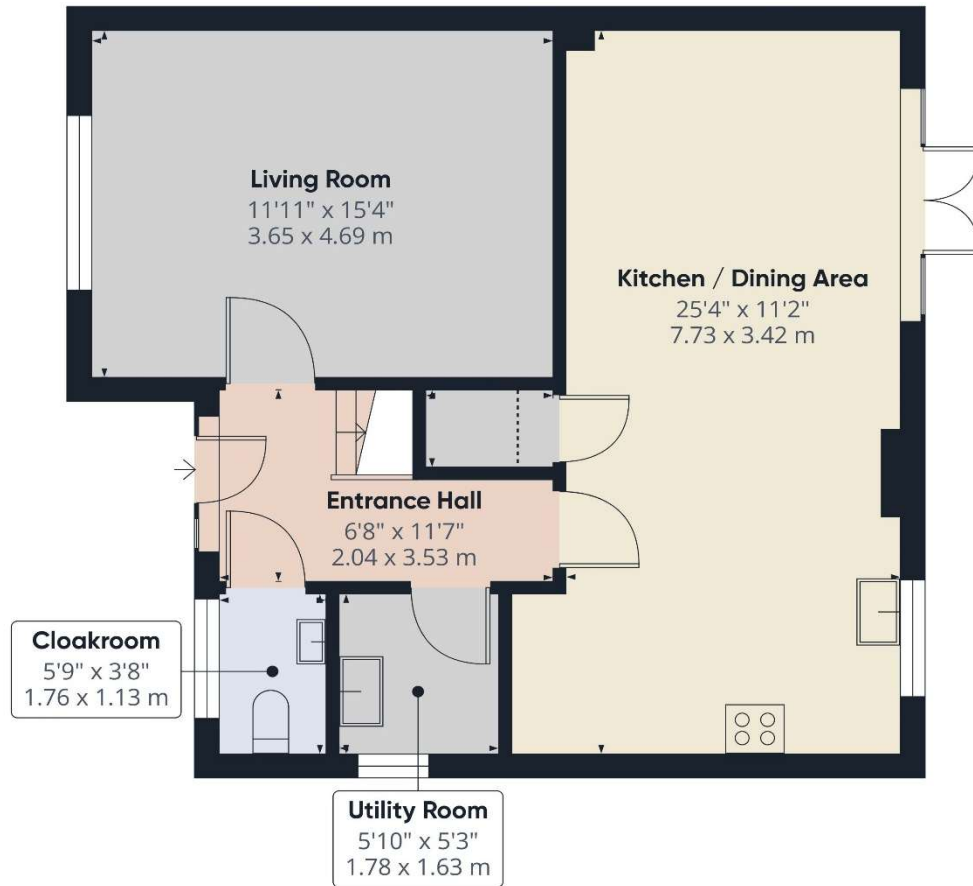
Plot 23 is offered as a Shared Ownership purchase, with a 50%/50% split. The 50% purchase price is £200,000.

Services – Mains water, electricity and drainage. Air source heat pump.

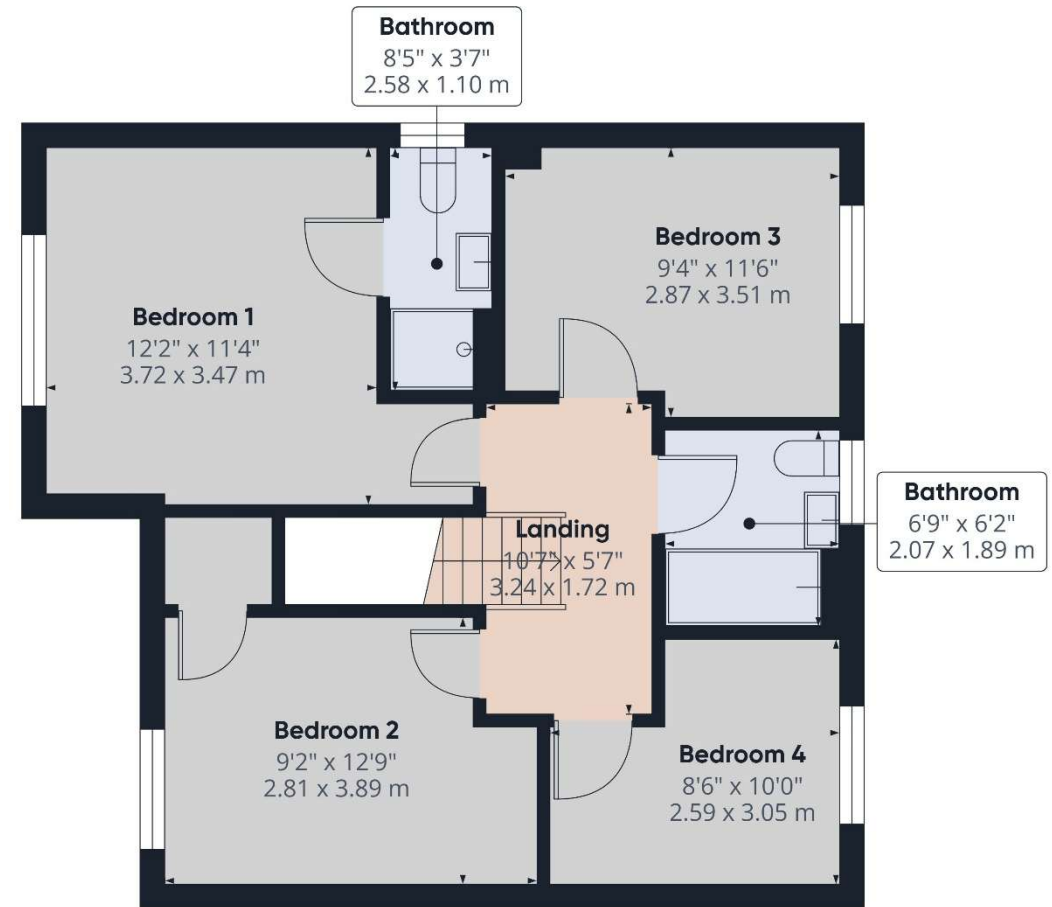
EPC Rating – The EPC Rating for the property is TBC

Council Tax Banding – The Council Tax band for the property is TBC.

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.

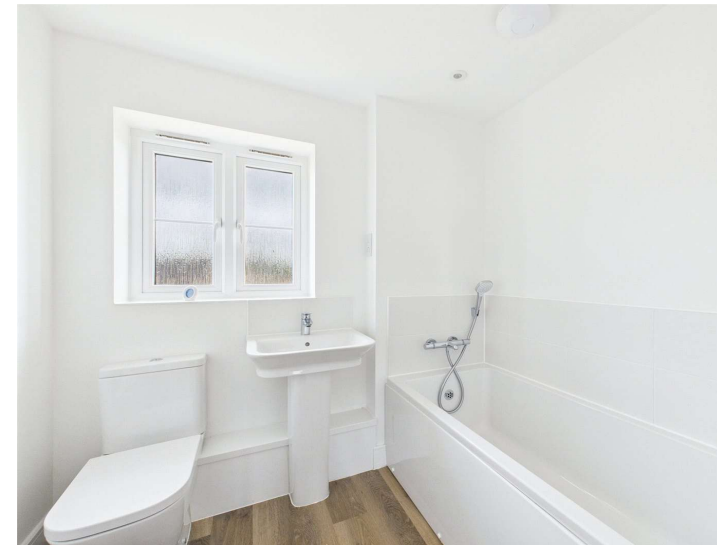


Floor 0 Building 1



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Area Information

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.



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 turn right, follow the road for a short distance and plot 23, will be found on the left hand side.

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

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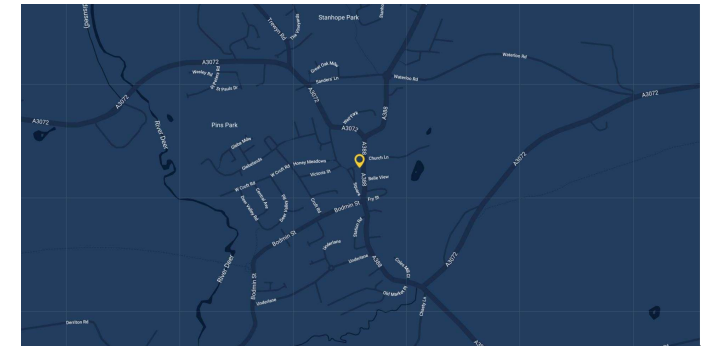
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If you are considering selling or letting your home,
please contact us today on 01409 254 238 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

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for a free conveyancing quote and
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