

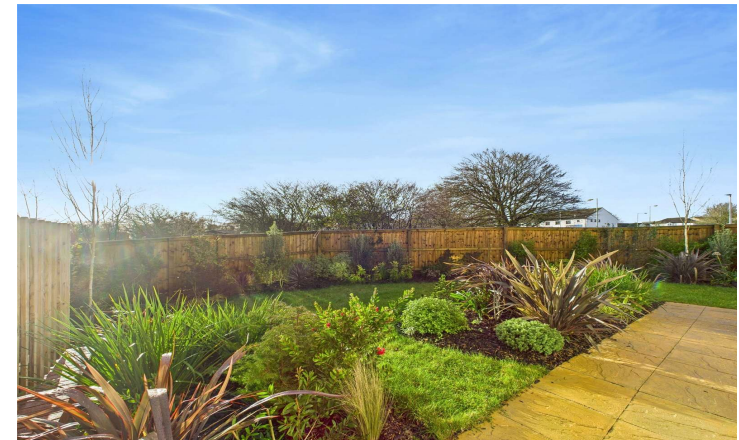


Bond
Oxborough
Phillips

Changing Lifestyles

38 Cleverdon Close
Bradworthy
Holsworthy
Devon
EX22 7AX

Asking Price: £380,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

38 Cleverdon Close, Bradworthy, Holsworthy, Devon, EX22 7AX



- DETACHED FORMER SHOW HOME
- IMMACULATELY PRESENTED THROUGHOUT
- 3 BEDROOMS, 1 ENSUITE
- SEPARATE BATHROOM AND CLOAKROOM
- OFF ROAD PARKING FOR 2 VEHICLES
- DETACHED GARAGE/HOBBIES ROOM
- ENCLOSED AND LANDSCAPED REAR GARDEN
- WALKING DISTANCE TO AMENITIES
- SOUGHT AFTER VILLAGE LOCATION
- AVAILABLE WITH NO ONWARD CHAIN



Situated on the edge of the newly built Primrose Meadow development in the charming village of Bradworthy, 38 Cleverdon Close enjoys a prime position within easy walking distance of a comprehensive range of local amenities. This attractive location also offers excellent connectivity, with the popular towns of Bideford, Bude and Holsworthy all within convenient reach, providing a wider selection of shopping, dining and leisure facilities. This immaculately presented detached home was formerly the show home for the site and enjoys a number of upgrades throughout, offering stylish, modern living in a highly convenient location.

A welcoming entrance hall leads to a well-placed cloakroom and a contemporary kitchen/diner, complete with integrated appliances and double doors opening directly onto the enclosed, private, and beautifully landscaped rear garden. A warm and cosy living room provides the perfect space to relax, completing the ground floor accommodation.

The first floor boasts a family bathroom and three generously sized bedrooms, including a principal bedroom with its own ensuite shower room.

Occupying a lovely, well-proportioned plot, the property benefits from off-road parking for two vehicles and a double garage, currently arranged as an office but equally suited as a home gym or hobbies room.

Presented to an exceptional standard, this impressive home is available fully furnished and comes with no onward chain.



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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. As you enter Primrose Meadow, 38 Cleverdon Close will be found on the right hand side with its number plaque and a Bond Oxborough Phillips "For Sale" Board 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 - 15'1" x 7'4" (4.6m x 2.24m)

Kitchen/Diner - 18'10" x 10'6" (5.74m x 3.2m)

Living Room - 15' x 10'9" (4.57m x 3.28m)

Cloakroom - 5'9" x 3'5" (1.75m x 1.04m)

First Floor Landing

Bedroom 1 - 10'10" x 8'9" (3.3m x 2.67m)

Ensuite Shower Room - 8'7" x 4'10" (2.62m x 1.47m)

Bedroom 2 - 11'9" x 10' (3.58m x 3.05m)

Bedroom 3 - 9'7" x 7'2" (2.92m x 2.18m)

Bathroom - 6'8" x 5'7" (2.03m x 1.7m)

Double Garage/Hobbies Room - 19'4" x 18'9" (5.9m x 5.72m)

Services - Mains water, electric and drainage. Air source heat pump.

EPC Rating - EPC rating B (86), with the potential to be A (92). Valid until March 2034.

Council Tax Banding - The house has not been banded for council tax, so the vendor has agreed with the council on band D at a cost of £215 pcm.

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.

Agent Note - The ground rent with the site management company is £266 a year.



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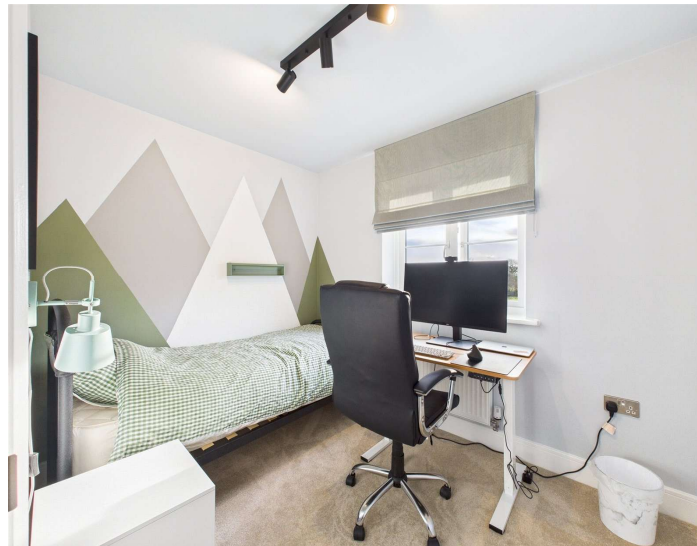
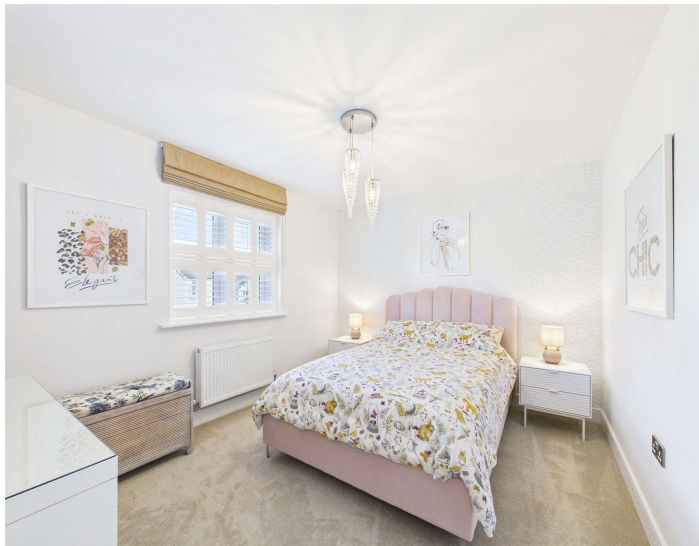
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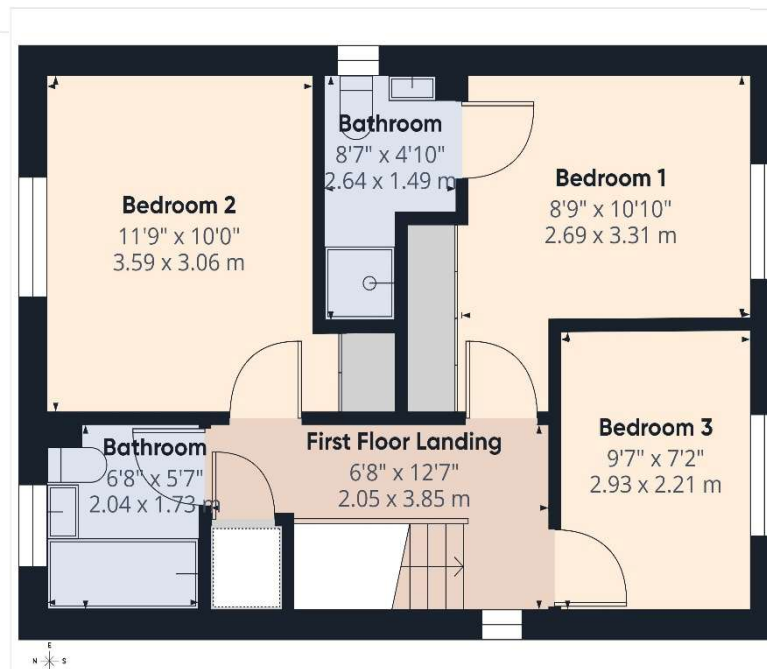
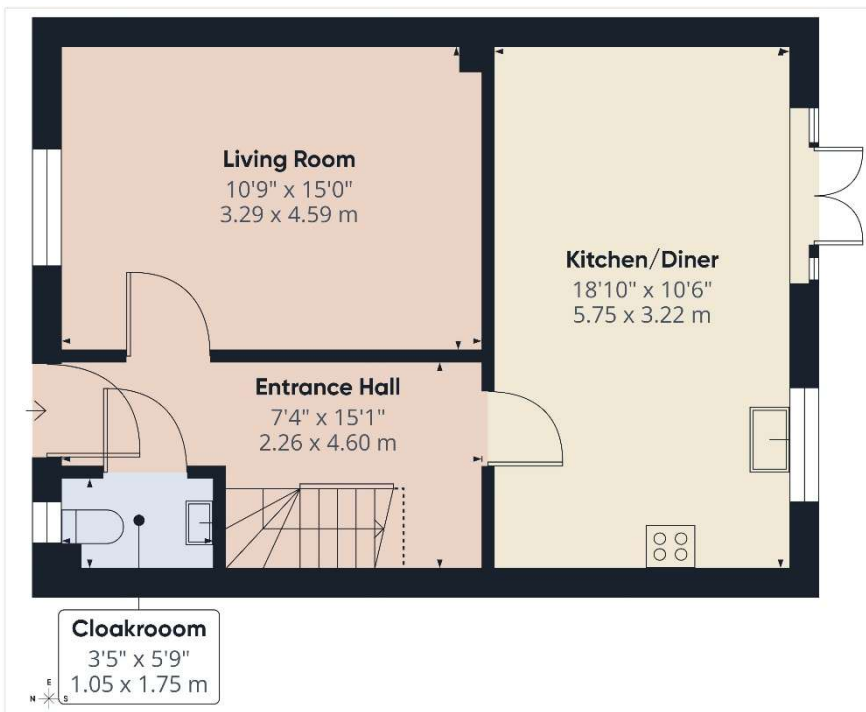
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We are here to help you find and buy your new home...

Albion House
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Tel: 01409 254 238

Email: holsworthy@bopproperty.com

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

01409 254 238

for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

