



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Homeland Close  
Bradworthy  
Holsworthy  
Devon  
EX22 7FG

**Asking Price: £300,000**  
**Freehold**



*Changing Lifestyles*

01409 254 238

[holsworthy@boproperty.com](mailto:holsworthy@boproperty.com)



- DETACHED HOUSE
- 3 BEDROOMS
- WELL PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN
- AMPLE OFF ROAD PARKING FOR 4 VEHICLES
- SHORT LEVEL WALK OF VILLAGE SQUARE/AMENITIES
- UNDERFLOOR HEATING AND AIR SOURCE HEAT PUMP
- EPC RATING C
- COUNCIL TAX BAND D



**This well presented three-bedroom detached residence is superbly situated within a short, level walk of Bradworthy's highly regarded village square and its excellent range of local amenities. The property offers well-appointed accommodation complemented by the comfort of underfloor heating, a private and enclosed rear garden ideal for outdoor enjoyment, and generous off-road parking for up to four vehicles. EPC C and council tax band D.**



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### 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.



### Directions

From Holsworthy proceed on the A3072 Bude road and on the edge of Holsworthy, opposite the BP Garage, turn right signed Bradworthy. Follow this road for 7 miles and upon reaching Bradworthy square turn right signposted Bideford. Proceed through the village, taking the left hand turning into Langdon Road, and continue towards the end where the entrance to Homeland Close will be found on the left hand side. Proceed into the cul-de-sac where No.2 will be found as the second property on the left hand side.



# Internal Description

**THE ACCOMMODATION COMPRISES (all measurements are approximate):** - "Wood grain" composite door with inset glazed panel and courtesy light leading to:

**ENTRANCE HALL** - Window to front. Slate tiled effect floor. Stairs rising to First Floor.

**LOUNGE/DINING ROOM** - 20' x 9'7" (6.1m x 2.92m)  
A large triple aspect reception room incorporating Sliding doors to the rear garden.

**KITCHEN/BREAKFAST ROOM** - 13'3" x 9'5" max. (4.04m x 2.87m max.)  
Double aspect windows. Granite worksurfaces to 2 walls with matching "soft close" shaker inspired base and wall units. Integral dishwasher. Inset 4 ring ceramic "Neff" hob with stainless steel extractor canopy, and matching "Neff" double oven. Kitchen island and breakfast bar. Wine fridge. Understairs cupboard with underfloor heating controls. Pull-out ironing board.

**UTILITY ROOM** - 9' x 6'4" (2.74m x 1.93m)  
Window to rear. Door to side. Plumbing for washing machine. Space for "American style" fridge/freezer.

**CLOAKROOM** - 6' x 3'4" (1.83m x 1.02m)

Opaque window to rear. White 2 piece suite comprising close coupled WC, and wash hand basin. Tiled splash backing.

**FIRST FLOOR LANDING** - Opaque window to rear. Access to roof space. Built-in cupboard with underfloor heating controls. Built-in cupboard with factory lagged hot water cylinder.

**BEDROOM 1** - 12'3" x 9'7" (3.73m x 2.92m)  
Double aspect windows. Built-in cupboard. Door leading to Shower Room.

**BEDROOM 2** - 11'3" x 9'8" (3.43m x 2.95m)  
Window to front. Built-in shelved storage cupboard. Door leading to the:

**"JACK & JILL" EN-SUITE SHOWER ROOM** - 7'4" x 6'7" max. (2.24m x 2m max.)  
Serving Bedrooms 1 & 2. Opaque window to front. 2 piece white suite, and a shower cubicle with a "Mira" unit. Tiled splash backing. Multi-rung radiator/towel rail. Illuminated mirror.

**BEDROOM 3** - 8'4" x 7'8" max. (2.54m x 2.34m max.)  
A single bedroom with window to side.

**FAMILY BATHROOM** - 7'7" x 6'4" (2.3m x 1.93m)

Opaque window to side. Multi-rung radiator/towel rail. 3-piece white suite incorporating a combi-bath with "Mira" shower over. Tiled splash backing. Extractor fan. Illuminated mirror.

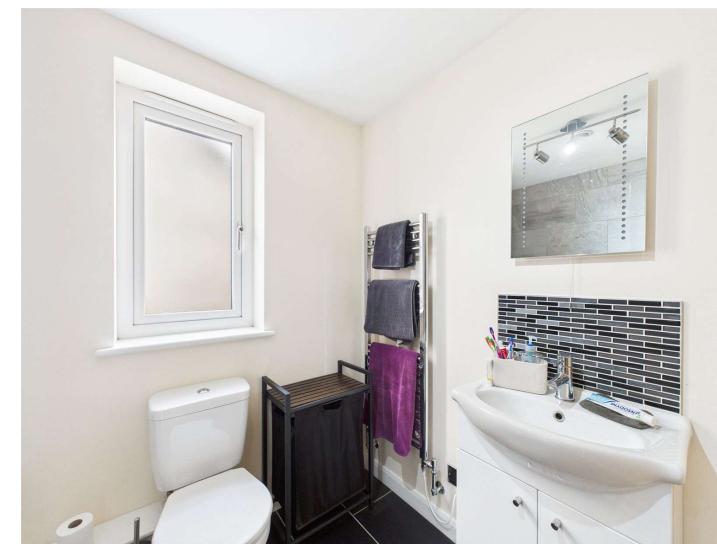
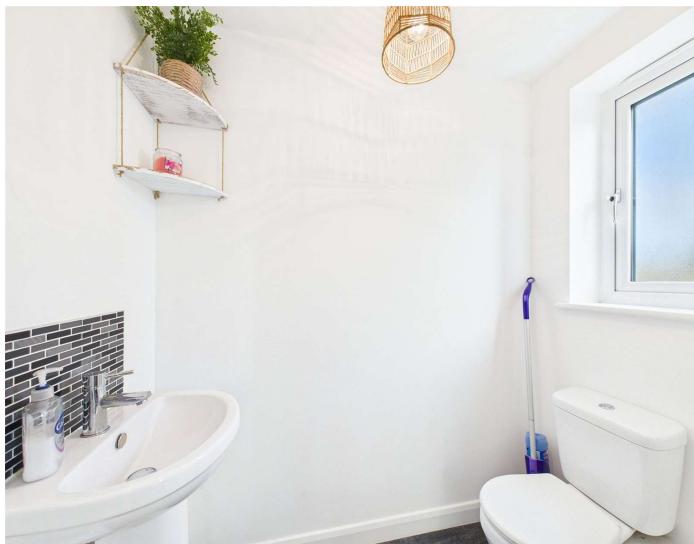
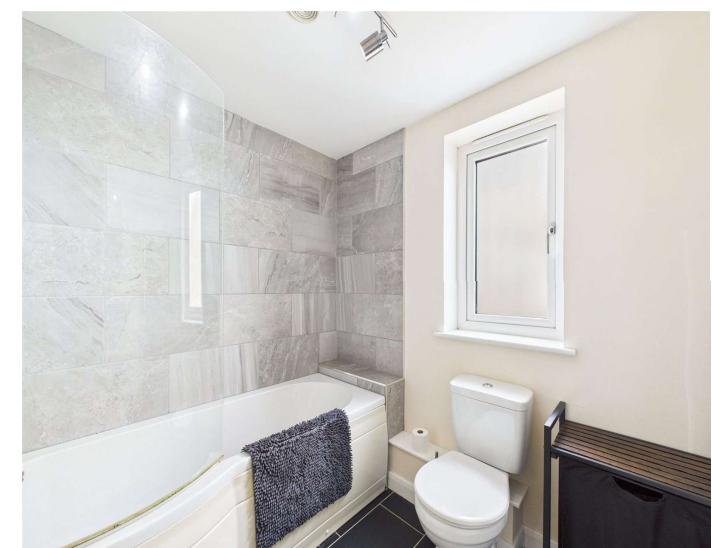
**OUTSIDE** - The property is approached a gently sloping slate path which leads to the main entrance. The front garden is block paved, perfect for decorating with potted plants/trees, or can be used for additional off road parking for 2 vehicles. To the right hand side of the property, a tarmacadam's drive provides off road parking for 2 cars. From here, a wooden gate leads to the rear. The enclosed rear garden is principally laid to lawn with a timber decked seating area, perfect for alfresco dining. All boarded with close boarded fencing.

**SERVICES** - Mains water, electricity, and drainage. Central heating is run from the "Grant Aerona 3" air source heat pump.

**COUNCIL BAND** - Band 'D' (please note this council band may be subject to reassessment).

**EPC RATING** - Rating C.

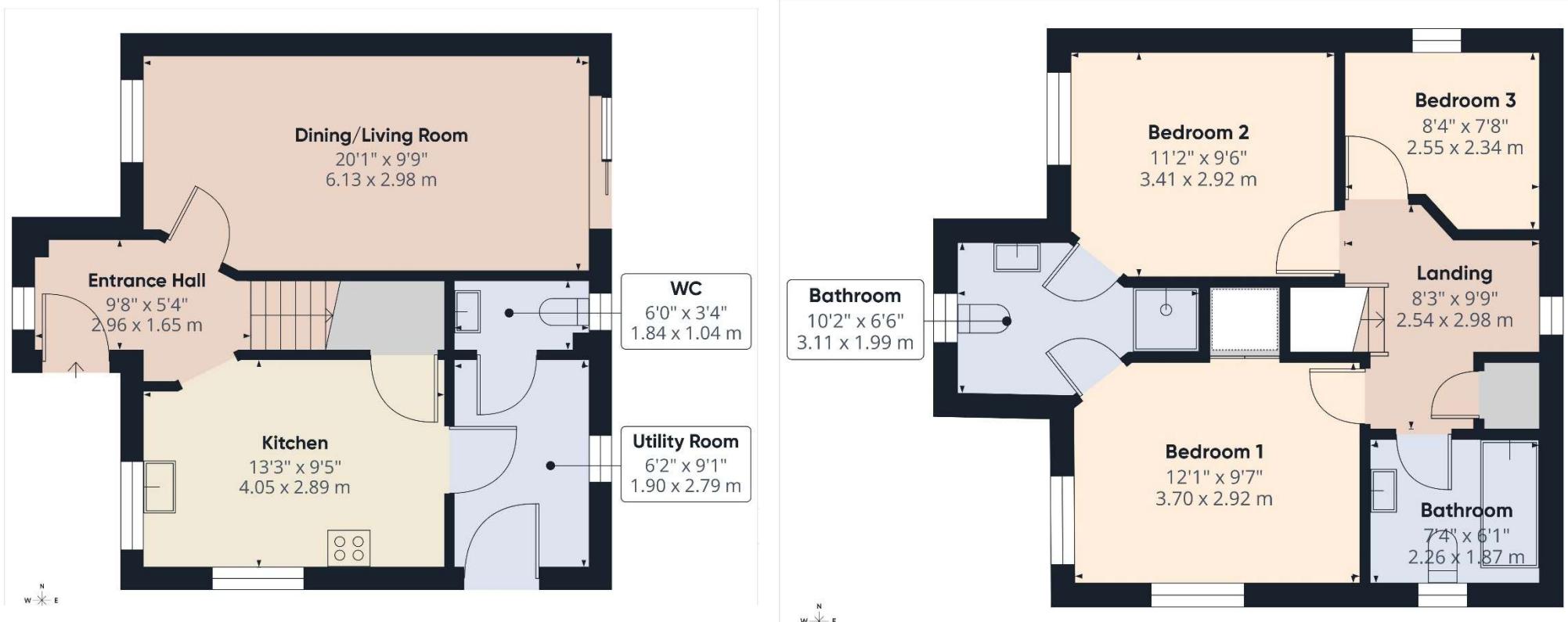
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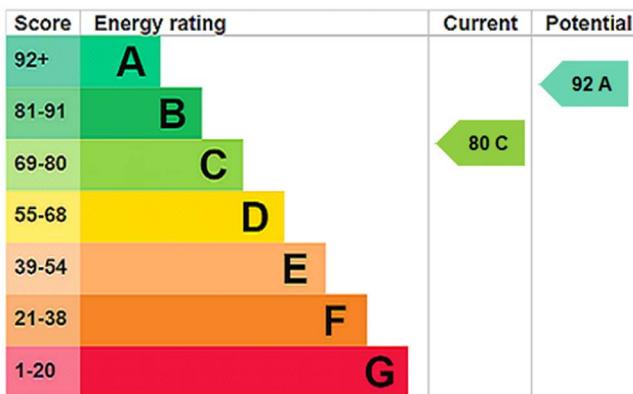
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