



Bond
Oxborough
Phillips

Changing Lifestyles

2 Homeland Close
Bradworthy
Holsworthy
Devon
EX22 7FG

Asking Price: £300,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

2 Homeland Close, Bradworthy, Holsworthy, Devon, EX22 7FG



- 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.



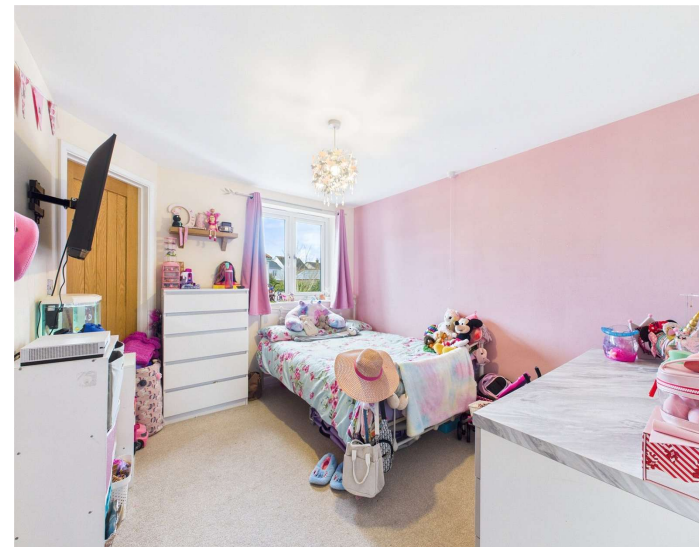
Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com



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.

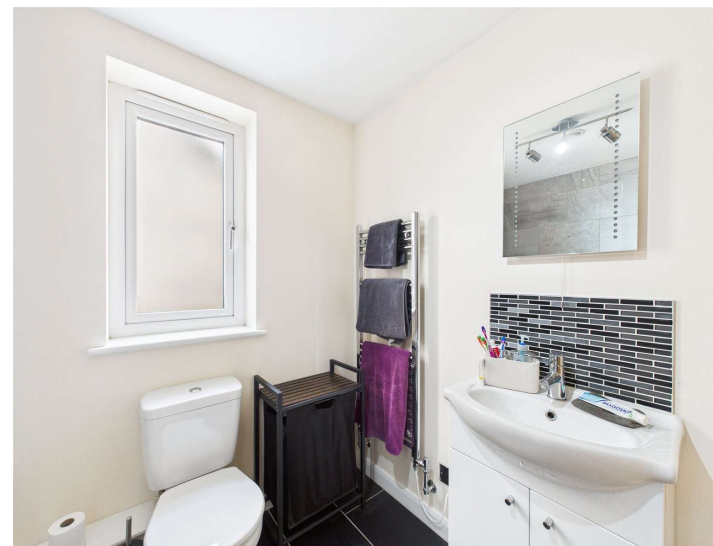
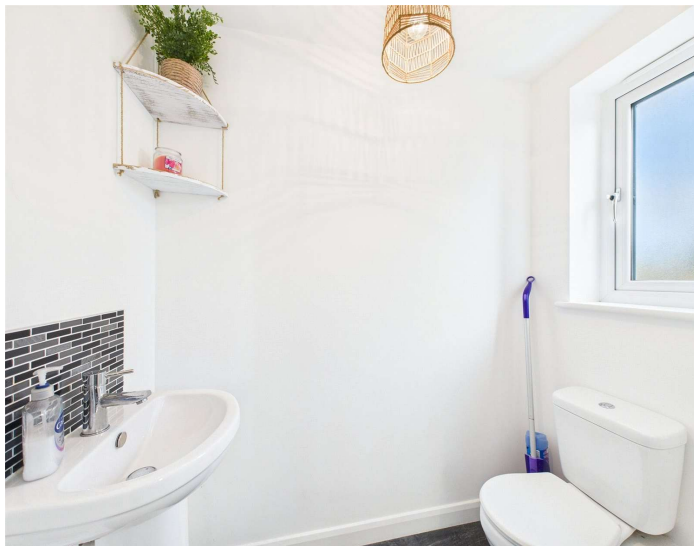
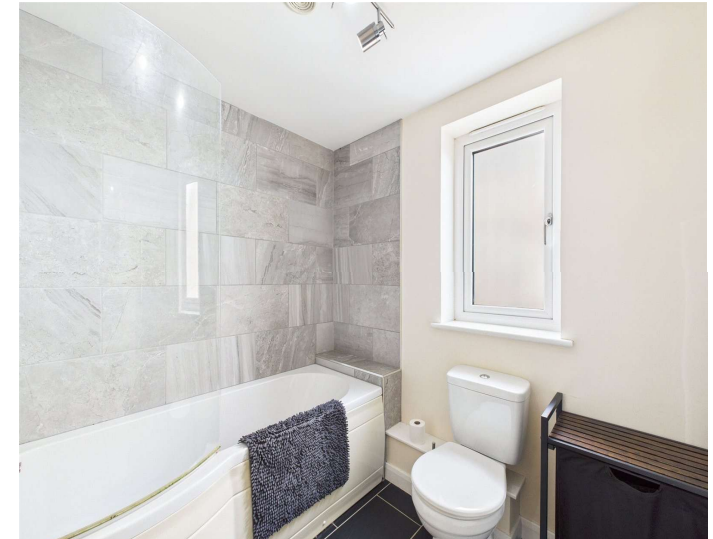
OUTSIDE - The property is approached a gently sloping slate path which leads to the main entrance. The front garden is block paved, perfect for decorating with potted plants/trees, or can be used for additional off road parking for 2 vehicles. To the right hand side of the property, a tarmacadam's drive 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 Aeron 3" air source heat pump.

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

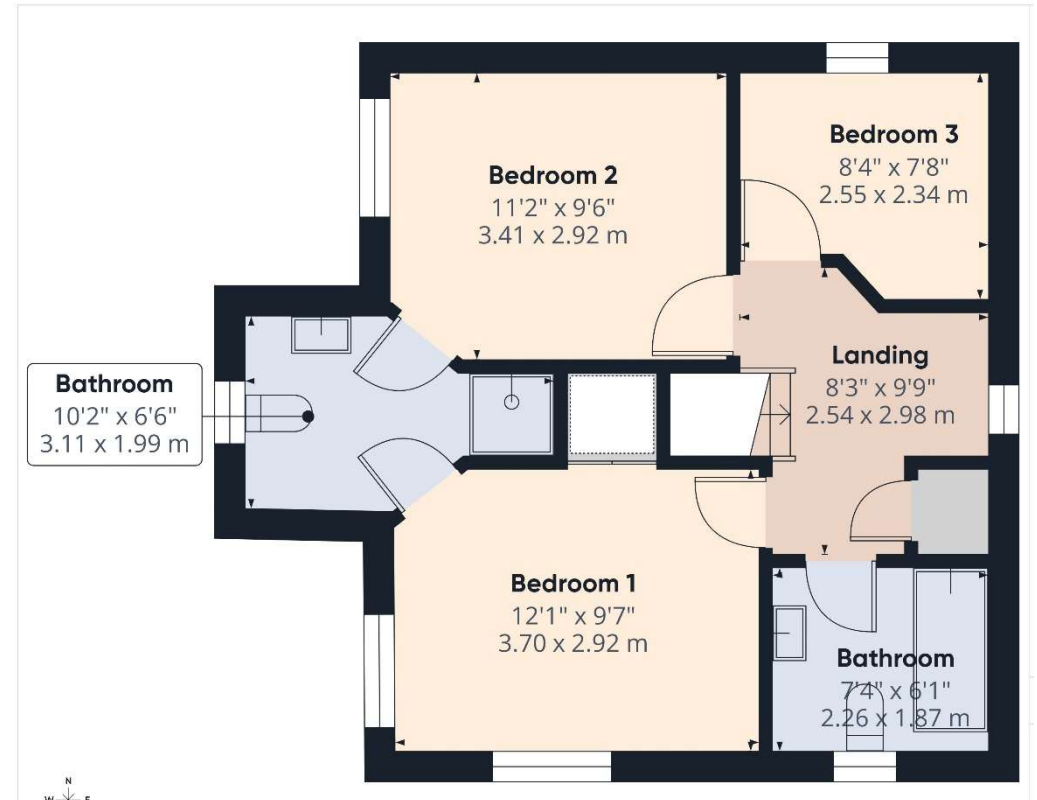
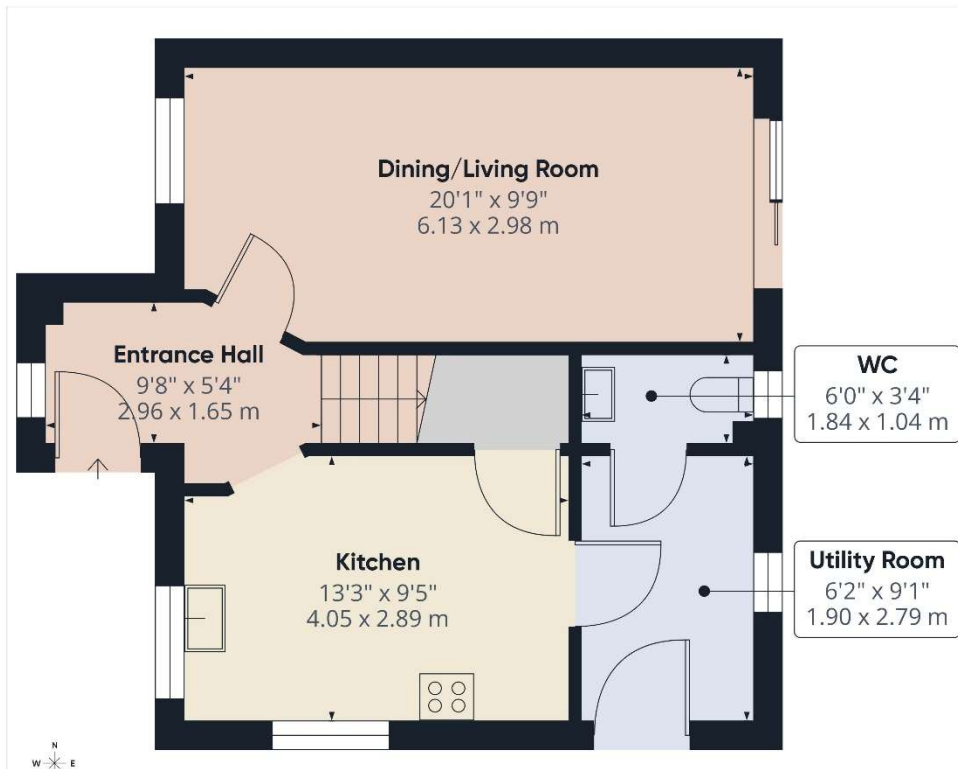
EPC RATING - Rating C.

2 Homeland Close, Bradworthy, Holsworthy, Devon, EX22 7FG



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com



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.

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

Albion House
4 High Street
Holsworthy
Devon
EX22 6EL

Tel: 01409 254 238

Email: holsworthy@bopproperty.com

Have a property to sell or let?

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

01409 254 238

for a free conveyancing quote and
mortgage advice.

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

