



Bond
Oxborough
Phillips

Changing Lifestyles

3 Meadow View
Bridgerule
Holsworthy
Devon
EX22 7FN

Asking Price: £330,000

Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

3 Meadow View, Bridgerule, Holsworthy, Devon, EX22 7FN



- 2 BEDROOM MODERN HOME
- IMMACULATELY PRESENTED THROUGHOUT
- STUNNING COUNTRYSIDE VIEWS TO THE REAR
- PRINCIPAL BEDROOM WITH PRIVATE BALCONY
- IMPRESSIVE OPEN PLAN KITCHEN / DINING / LIVING AREA
- LARGE REAR TERRACE PERFECT FOR AL-FRESCO DINING
- LOW MAINTENANCE GARDEN
- SINGLE GARAGE & OFF ROAD PARKING
- QUIET RURAL VILLAGE LOCATION



Tucked away within the quiet and rural village of Bridgerule, this immaculately presented two-bedroom home offers stylish, energy-efficient living with stunning countryside views to the rear. Built just four years ago, the property remains in excellent condition throughout and has been thoughtfully designed to make the most of its elevated outlook and outdoor space.

The heart of the home is the impressive open-plan kitchen/dining/living area, a bright and welcoming space ideal for both everyday living and entertaining. Contemporary in design, the kitchen is complemented by quality fittings and a central island/breakfast bar, seamlessly flowing into the living area with direct access onto the generous rear terrace. A useful utility room and ground floor WC add further practicality.

Upstairs, there are two well-proportioned bedrooms and a modern shower room. The principal bedroom enjoys the added luxury of a private balcony, perfectly positioned to take in the far-reaching countryside views — an ideal spot for a morning coffee or evening unwind.



Externally, the property benefits from a low-maintenance terrace, perfectly suited for al-fresco dining and entertaining, while making the most of the open rural aspect behind. The garden has been designed for ease of upkeep without compromising on usable outdoor space. A single garage and off-road parking provide further convenience.

Additional features include an air source heat pump, ensuring efficient and economical heating, in keeping with the modern construction of the home.

Offering contemporary comfort in a peaceful village setting, this superb home would suit a range of buyers seeking a well-presented, low-maintenance property with countryside views. Council Tax Band C. EPC Rating C.



Meadow View enjoys a most pleasant location close to the Devon/Cornwall border on the edge of the village of Bridgerule which offers traditional amenities including a popular local Inn, Church, Chapel, Primary School and a petrol station with a shop. The market town of Holsworthy is some 5.5 miles distant offering local and national shops, together with many amenities including regular bus services, library, park, doctors surgery, theatre, indoor heated swimming pool, sports hall, health centre, popular weekly market, schools, bowling green, golf course, a Waitrose supermarket etc. The coastal resort of Bude with its safe sandy surfing beaches is some 6 miles with a further extensive range of shopping, schooling and recreational facilities, together with its popular 18 hole golf course and fully equipped leisure centre. Launceston, Cornwall's ancient capital, is some 13 miles distant and provides a link to the A30 trunk road which connects in turn to Okehampton lying on the fringes of Dartmoor National Park, and on to the Cathedral City of Exeter with its Intercity railway network. Airport and motorway links etc.



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Entrance Hall - 6'7" x 5'11" (2m x 1.8m)

Kitchen/Dining/Living Area - 17' x 21'7" (5.18m x 6.58m)

Utility Room - 5'8" x 8'3" (1.73m x 2.51m)

WC - 3'8" x 5'9" (1.12m x 1.75m)

Landing

Bedroom 1 - 17' x 11'5" (5.18m x 3.48m)

Bedroom 2 - 7'8" x 15'10" (2.34m x 4.83m)

Shower Room - 5'8" x 8' (1.73m x 2.44m)

Outside - Externally, the property enjoys a neatly presented frontage with a lawned garden and paved pathway leading to the entrance, creating an attractive first impression. A private driveway provides off-road parking and leads to the single garage.

To the rear, the property offers a generous, low-maintenance terrace, that spans the width of the home, providing an exceptional space for outdoor dining and entertaining. Designed for ease of upkeep, the expansive decking area offers ample room for seating, barbecues and social gatherings, all while enjoying the stunning, far-reaching countryside views beyond.

Overall, the outside space complements the modern design of the home, offering practicality, privacy and superb rural views in equal measure.

Services - Mains water and electric. Air source heat pump. Shared drainage. Air zone underfloor heating downstairs, with radiators upstairs.

Anti-Money Laundering - 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.

Agents Note - When looking at Meadow View on Google maps, it currently shows as a development site. Please note that the site has now been completed.

£36 a month maintenance charge. Meadow view runs its own management company, and the service charge includes public liability insurance, cleaning and maintenance of all service facilities and communal areas. Remainder of build warranty.

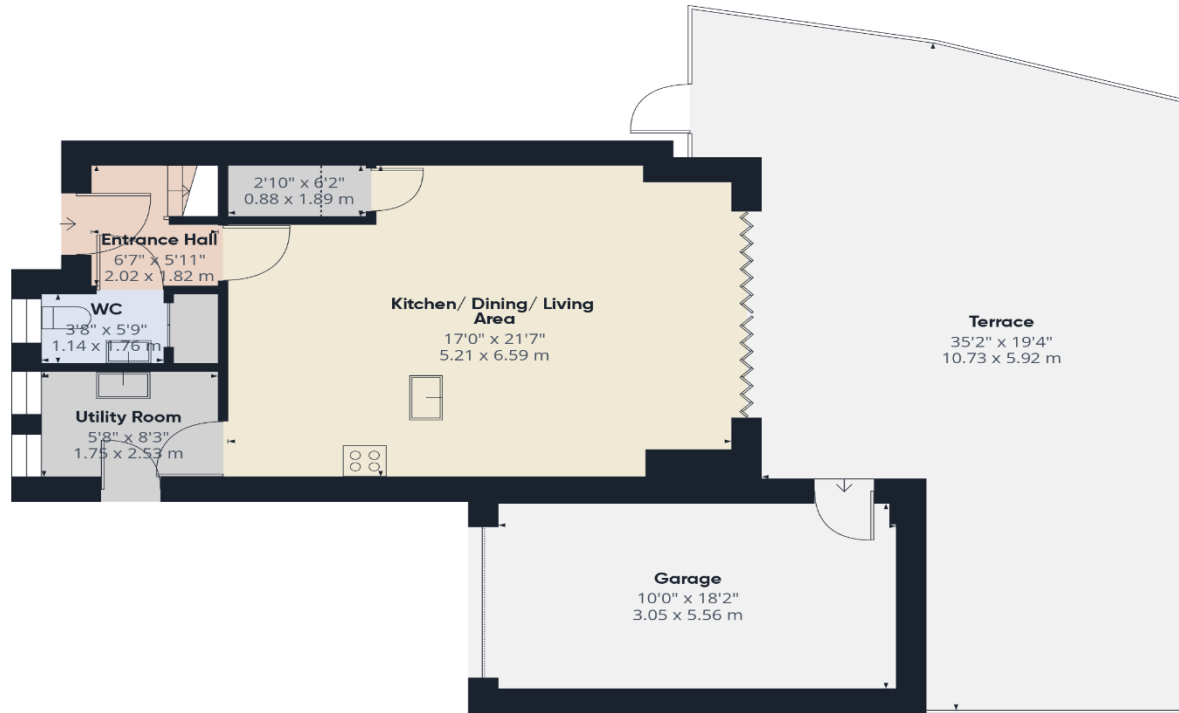
EPC - Rating C.

Council Tax - Band C.

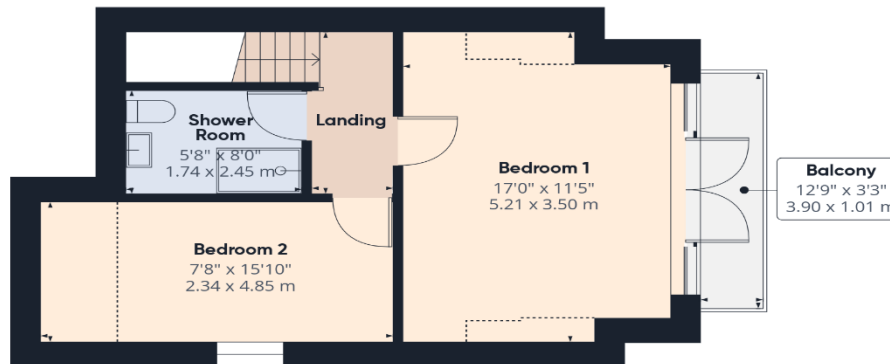


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Floor 0



Floor 1



Approximate total area⁽¹⁾

1069 ft²

99.2 m²

Balconies and terraces

667 ft²

62 m²

Reduced headroom

52 ft²

4.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. Proceed for approximately ¼ mile and take the right hand turning onto the B3072 towards Holsworthy. upon reaching Red Post (approx. 3½ miles) turn right towards Launceston. Take the next left hand turning after Jewells' Cross garage which leads into the village of Bridgerule, continue along this road and after a short distance the entrance to Meadow view will be found on the right hand side, enter into the small cul-de-sac and number 3 can be found to the right hand side.

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

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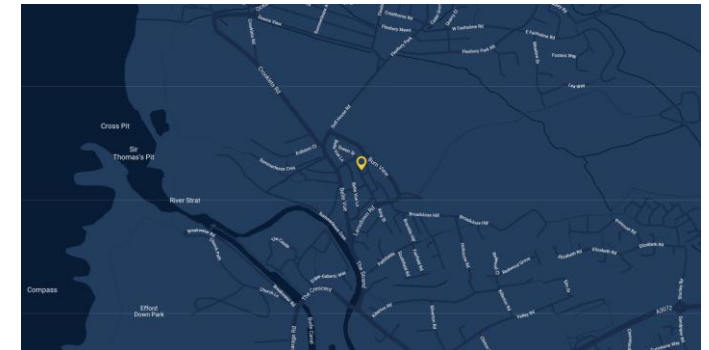
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If you are considering selling or letting your home,
please contact us today on 01288 355 066 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
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for a free conveyancing quote and
mortgage advice.



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