



Bond
Oxborough
Phillips

Changing Lifestyles

Briar Cottage
Bradworthy
Holsworthy
Devon
EX22 7TQ

Asking Price: £170,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Briar Cottage, Bradworthy, Holsworthy, Devon, EX22 7TQ



- SEMI DETACHED CHARACTER COTTAGE
- NEW ROOF AND KITCHEN
- SEPARATE LIVING ROOM WITH FEATURE WOOD BURNING STOVE
- UTILITY ROOM AND ADDITIONAL STORE ROOM
- 2 DOUBLE BEDROOMS
- EDGE OF VILLAGE LOCATION
- WALKING DISTANCE TO A RANGE OF EXTENSIVE LOCAL AMENITIES
- EPC E & COUNCIL TAX BAND C



Directions

From Holsworthy proceed on the A3072 Bude road and on the edge of Holsworthy, opposite Bude Road Garage, turn right signed Bradworthy and after some 7 miles, upon reaching Bradworthy Square, turn right towards Bideford passing the Post Office on the right hand side. Upon reaching the village green turn right by the hairdressers, towards the bottom of the green Briar Cottage will be found on the left hand side with a Bond Oxborough Phillips 'For Sale' notice 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.



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Briar Cottage, Bradworthy, Holsworthy, Devon, EX22 7TQ

Briar Cottage is a charming and cosy home, ideally situated in the heart of the highly sought-after village of Bradworthy, within easy walking distance of a range of local amenities.

The property offers well-presented accommodation, beginning with a newly fitted kitchen/dining room featuring a characterful Rayburn, perfect for both everyday living and entertaining. A separate living room provides a warm and inviting space, complete with a stunning fireplace housing a wood-burning stove. The ground floor is further complemented by a useful utility room and an additional store room.

Upstairs, the property comprises two double bedrooms and a family bathroom.

Briar Cottage has also recently benefited from significant improvements, including a new roof and the installation of solar panels.

Entrance Hall - 5'9" x 2'9" (1.75m x 0.84m)

Kitchen/Dining Room - 15'8" x 10'9" (4.78m x 3.28m)

Living Room - 16'2" x 12'6" (4.93m x 3.8m)

Utility Room - 7'7" x 6' (2.3m x 1.83m)

Store Room - 13' x 5'10" (3.96m x 1.78m)

First Floor Landing - 8'11" x 2'8" (2.72m x 0.81m)

Bedroom 1 - 10'9" x 9'5" (3.28m x 2.87m)

Bedroom 2 - 9'1" x 7'6" (2.77m x 2.29m)

Bathroom - 6'3" x 5'5" (1.9m x 1.65m)

Services - Mains water, electric and drainage. Solid fuel central heating. Solar panels.

EPC Rating - EPC rating E (40) with the potential to be C (76). Valid until April 2029.

Council Tax Banding - Council Tax Band 'C' (please note this council band may be subject to reassessment).

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.

Changing Lifestyles



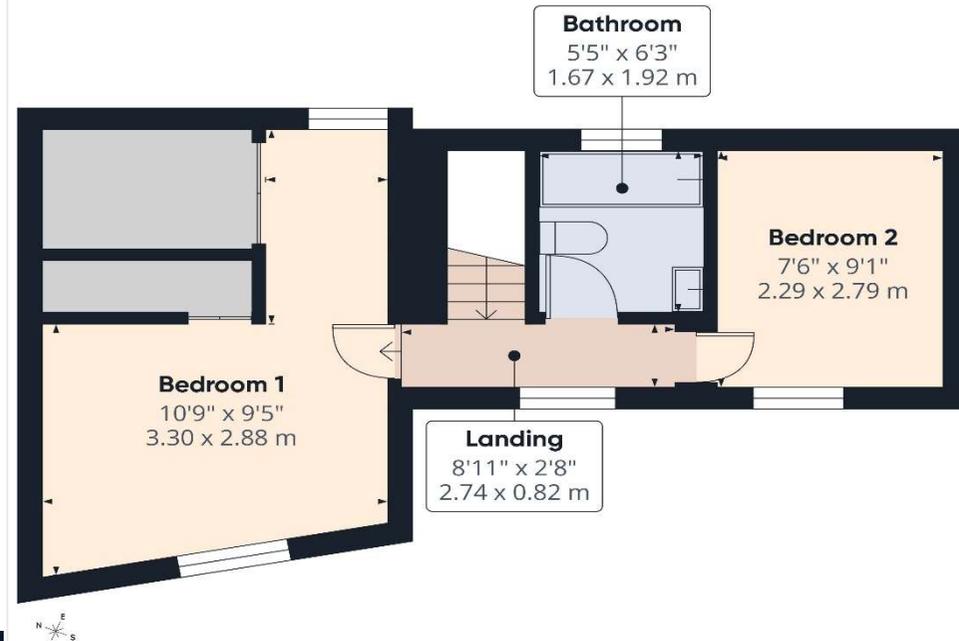
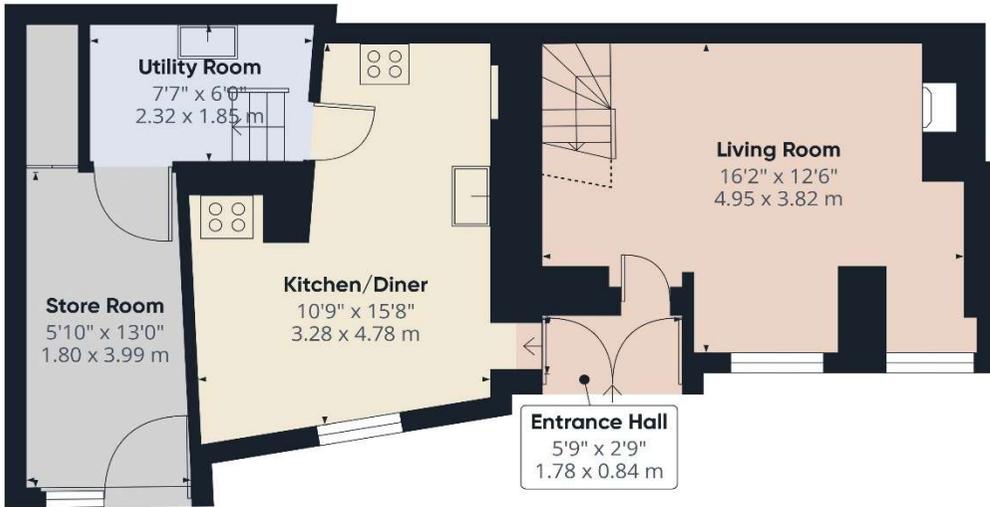
Changing Lifestyles

01409 254 238
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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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.