



Bond
Oxborough
Phillips

Changing Lifestyles

29 Cleverdon Close
Bradworthy
Holsworthy
Devon
EX22 7AX

Fixed Price: £134,000
Leasehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

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



- LOCAL PART BUY PART RENT PROPERTY
- 40% OF MARKET VALUE WITH OPTION TO STAIRCASE TO 100%
- SEMI DETACHED HOUSE
- WELL PRESENTED AND SPACIOUS ACCOMMODATION THROUGHOUT
- 3 BEDROOMS
- 2 BATHROOMS
- ENCLOSED AND PRIVATE REAR GARDEN
- OFF ROAD PARKING FOR 2 VEHICLES
- EPC B AND COUNCIL TAX BAND C



Situated in a tucked-away and peaceful position within the newly established Primrose Meadow development, 29 Cleverdon Close is offered at a 40% local part buy part rent ownership, with the option to staircase to 100%.

This immaculately presented home combines modern living with eco-friendly features, including an air source heat pump for efficient heating and reduced running costs. The property offers spacious accommodation throughout, comprising a generous kitchen/dining area with double doors and a window opening onto the enclosed rear garden, a separate cosy living room, a useful cloakroom, and a large entrance hall.



The first floor provides three well-proportioned bedrooms and a family bathroom, offering flexible living for families or professionals alike.

Externally, the property benefits from two off-road parking spaces and a private, enclosed rear garden with a summerhouse – ideal for relaxing or additional storage.

Conveniently, the property is within easy walking distance of the village centre, providing access to an extensive range of local amenities, shops, and services.

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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, continue into the development and turn right, follow the road for a short distance and plot 29, will be found on the right hand side at the bottom of the cul-de-sac with 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 - 17' x 3'9" (5.18m x 1.14m)

Kitchen/Diner - 19'7" x 12' (5.97m x 3.66m)

Living Room - 13'7" x 12'2" (4.14m x 3.7m)

Cloakroom - 5'8" x 2'9" (1.73m x 0.84m)

Landing - 9'9" x 6'10" (2.97m x 2.08m)

Bedroom 1 - 14'8" x 11' (4.47m x 3.35m)

Bedroom 2 - 11'4" x 10'4" (3.45m x 3.15m)

Bedroom 3 - 9'8" x 8'3" (2.95m x 2.51m)

Bathroom - 8'11" x 6' (2.72m x 1.83m)

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

EPC Rating - EPC rating B (88) with the potential to be A (94). Valid until September 2034.

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

Shared Ownership Information - Service charge for the site is currently £26.42pcm and the building insurance is currently £13.89pcm.

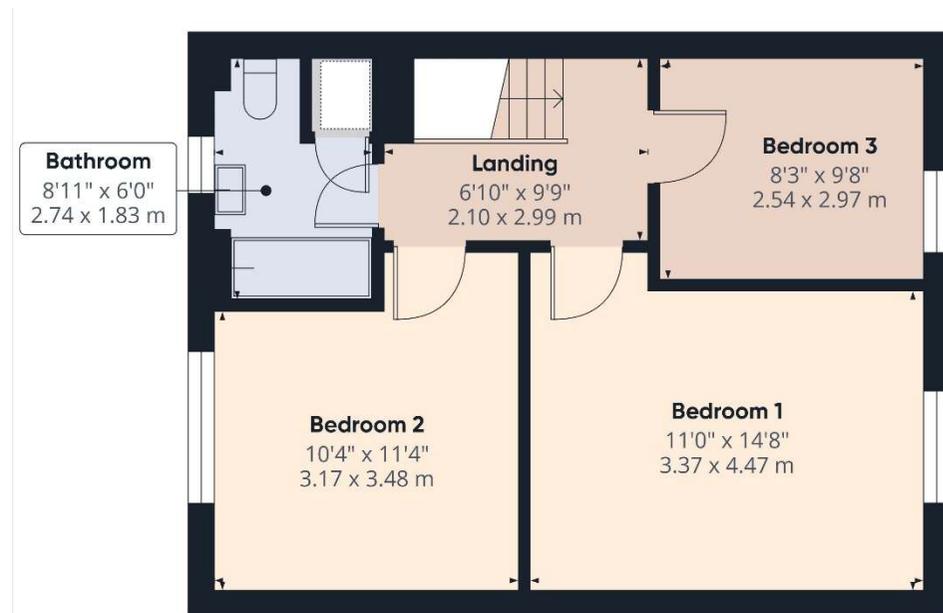
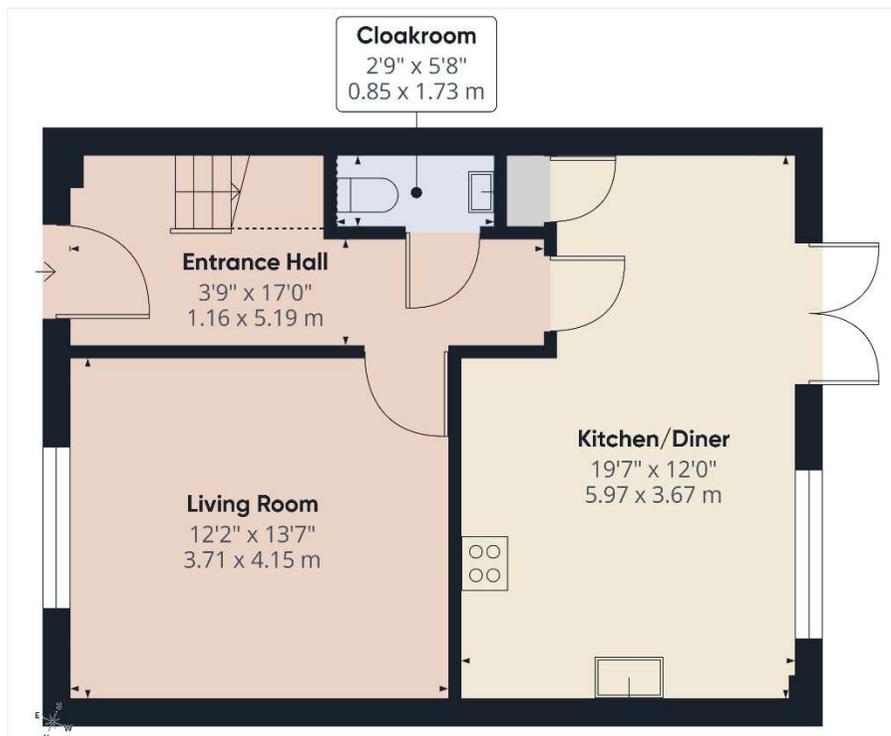
Agents Note - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out 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.



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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.

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

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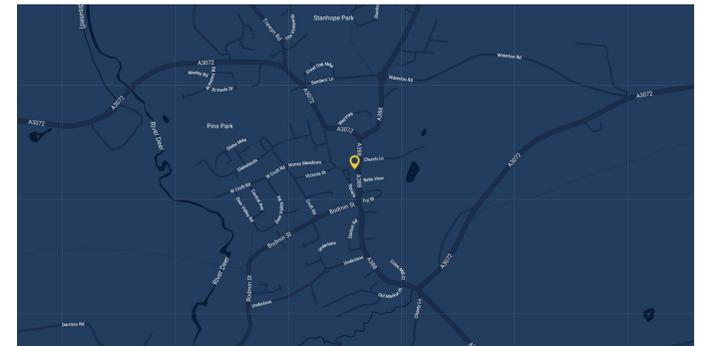
Have a property to sell or let?

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

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for a free conveyancing quote and
mortgage advice.



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