



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

11 Long Park Drive  
Bradworthy  
Holsworthy  
Devon  
EX22 7FP

**Offers over: £400,000**  
**Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

11 Long Park Drive, Bradworthy, Holsworthy, Devon, EX22 7FP



- NEWLY BUILT DETACHED BUNGALOW
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- 3 BEDROOMS, 1 ENSUITE SHOWER ROOM
- FAMILY BATHROOM AND CLOAKROOM
- UTILITY ROOM AND GARAGE SPACE
- GENEROUS AND PRIVATE REAR GARDEN
- PRIVATE DRIVEWAY
- SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE TO A RANGE OF AMENITIES
- EPC B & COUNCIL TAX BAND B
- AVAILABLE WITH NO ONWARD CHIAN



An exciting opportunity to acquire this newly built, eco-friendly detached bungalow, ideally situated in the heart of the popular village of Bradworthy, within easy walking distance of a range of local amenities.

The residence offers well-presented, light, and airy accommodation, beginning with an entrance hall featuring a useful storage cupboard. This leads through to the heart of the home—an open-plan kitchen/dining and living area, complete with double doors opening onto a private and enclosed rear garden.

The property further benefits from well-proportioned accommodation, including three bedrooms, one of which features an en-suite shower room, in addition to a modern family bathroom. Completing the internal layout is a convenient cloakroom, a utility area, and an adjoining garage space.

11 Long Park Drive occupies a generous plot, boasting a private driveway providing off-road parking for up to three vehicles. The enclosed rear garden is both private and spacious, featuring a patio area ideal for alfresco dining and entertaining.

The property is offered to the market with no onward chain!



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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 town, opposite the BP Garage, turn right signed Bradworthy/Chilsworthy. Follow this road for some 7 miles until reaching Bradworthy and at the 4-crossway in the centre of the village square proceed straight ahead signed Hartland. Proceed along North Road and after about 300 yards Long Park Drive will be found on the right hand side, situated off Elizabeth Lea Close. Continue into the cul-de-sac and 11 Long Park Drive can be found after a short distance on the right hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.



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# Internal Description

**Entrance Hall** - 9'4" x 3'5" (2.84m x 1.04m)

**Open plan Kitchen/Dining & Living area** - 25'8" x 19'11"  
(7.82m x 6.07m)

**Bedroom 1** - 13'4" x 12'11" (4.06m x 3.94m)

**Ensuite Shower Room** - 8'9" x 3'11" (2.67m x 1.2m)

**Bedroom 2** - 12'10" x 11'7" (3.9m x 3.53m)

**Bedroom 3** - 11'7" x 11' (3.53m x 3.35m)

**Family Bathroom** - 9' x 6'7" (2.74m x 2m)

**Cloakroom** - 4'5" x 3'3" (1.35m x 1m)

**Utility Room** - 9'9" x 5' (2.97m x 1.52m)

**Garage Space** - 10'6" x 9'9" (3.2m x 2.97m)

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

**EPC Rating** - EPC rating B (81) with the potential to be B (89). Valid until December 2033.

**Council Tax Banding** - Council Tax Band 'B' (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.

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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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Email: [holsworthy@bopproperty.com](mailto: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		
81-91	B		89 B
69-80	C	81 B	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

