



Bond
Oxborough
Phillips

Changing Lifestyles

8 Greenacre Close
Bradworthy
Holsworthy
Devon
EX22 7UE

Asking Price: £300,000
Freehold



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01409 254 238
holsworthy@boproperty.com

8 Greenacre Close, Bradworthy, Holsworthy, Devon, EX22 7UE



- DETACHED BUNGALOW
- IN NEED OF MODERNISATION THROUGHOUT
- 3 BEDROOMS
- GENEROUS CORNER PLOT WITH FRONT AND REAR GARDEN
- OFF ROAD PARKING AND DETACHED SINGLE GARAGE
- SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE TO A RANGE OF AMENITIES
- GREAT LINKS TO HOLSWORTHY AND THE NORTH CORNISH COASTLINE
- EPC E AND COUNCIL TAX BAND D
- AVAILABLE WITH NO ONWARD CHIAN



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Occupying a prime position in the heart of the sought-after village of Bradworthy, 8 Green Acre Close is a detached bungalow set within a generous corner plot. The property benefits from both front and rear gardens, along with a driveway providing off-road parking and access to a detached single garage.

Internally, the accommodation comprises an entrance hall, kitchen/diner, and a separate living room with ample space for a dining table and chairs. The living room also features a fireplace and double doors leading out to the enclosed rear garden. There are three bedrooms and a family bathroom.

The property would benefit from modernisation throughout, offering an excellent opportunity for buyers to put their own stamp on the home.

8 Greenacre Close is conveniently situated within the village, the property offers easy, level walking to a wide range of local amenities, as well as excellent links to the nearby market town of Holsworthy and the popular North Cornish Coastline.

Available with no onward chain.

EPC E and Council Tax Band D.

Entrance Hall - 9'9" x 5'4" (2.97m x 1.63m)

Kitchen/Diner - 13'9" x 9'9" (4.2m x 2.97m)

Living Room/Dining Room - 19'6" x 13'7" (5.94m x 4.14m)

Bedroom 1 - 11'8" x 9'9" (3.56m x 2.97m)

Bedroom 2 - 9'8" x 8'9" (2.95m x 2.67m)

Bedroom 3 - 9'2" x 8'4" (2.8m x 2.54m)

Bathroom - 9'2" x 8'4" (2.8m x 2.54m)

Garage - 20'3" x 10'3" (6.17m x 3.12m)

EPC Rating - EPC rating E (45), with the potential to be C (79).

Valid until May 2029.

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

Services - Mains water, electric and drainage.

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

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offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Situation

Greenacre Close is a sought after residential cul-de-sac comprising in total 9 bungalows. It is conveniently situated within a level walk of Bradworthy's village square. This self-contained village 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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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		79 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Directions

From Holsworthy proceed on the A3072 Bude road and on the edge of Holsworthy, opposite the BP Garage, turn right signed Bradworthy/Chilsworthy. Follow this road for some 7 miles and upon entering the village take the first left turning into St Johns Drive, and then take the first left again into Greenacre Close. No.8 will then be found as the first bungalow on the right hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

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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