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Phillips

Changing Lifestyles

5 Littlebridge Meadow
Bridgerule
Holsworthy
Devon
EX22 7DU

Asking Price: £325,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

5 Littlebridge Meadow, Bridgerule, Holsworthy, Devon, EX22 7DU



- Well presented detached home
- 3 bedrooms
- Popular village location
- Spacious living room
- Separate dining room
- Conservatory overlooking the garden
- Fitted kitchen
- Family bathroom
- Attached garage
- Tarmac driveway providing off-road parking
- Attractive landscaped rear garden
- Low maintenance outside space
- EPC: TBC
- Council Tax Band: D



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An excellent opportunity to acquire this well presented 3 bedroom detached residence, situated within the popular village of Bridgerule, conveniently positioned between Bude and Holsworthy.

The property offers comfortable and well-arranged accommodation throughout, ideally suited to families, couples or those seeking a village home within easy reach of the North Cornish coast and surrounding Devon countryside.

Upon entering, the entrance hall provides access to the principal ground floor accommodation, with stairs rising to the first floor. The living room is a pleasant and well-proportioned reception space, enjoying good natural light and opening through to the dining room, creating a sociable layout ideal for everyday living and entertaining. From the dining room, doors lead into the conservatory, which enjoys views over the rear garden and provides a further versatile reception space, perfect as a garden room, sitting area or home office.

The kitchen is fitted with a range of matching wall and base units with work surfaces over, providing a practical space with access to the rear. On the first floor, there are three bedrooms, two of which are comfortable doubles, together with a further single bedroom/home office. The accommodation is served by a family bathroom.

Externally, the property is approached via a tarmac driveway providing off-road parking and access to the attached garage. To the rear, the garden has been attractively landscaped for ease of maintenance, with artificial lawn, patio seating areas, gravelled borders and a range of established planting, creating a private and well-kept outside space ideal for relaxing or entertaining.

The self-contained village of Bridgerule lies on the Devon/Cornwall border and supports a useful range of local village amenities including places of worship, primary school, village store, garage and popular local inn, etc. The popular coastal town of Bude is approx 6 miles and lies on the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and popular bathing beaches. Bude town supports an extensive range of shopping, schooling and recreational facilities with its 18 hole Links golf course and fully equipped leisure centre whilst its three main bathing beaches provide a whole host of water sports and leisure activities together with many nearby breathtaking cliff top walks etc. The bustling market town of Holsworthy is approx 5 miles whilst the town of Launceston being Cornwall's ancient capital is approx 15 miles 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.

Entrance Hall - 13'6" x 5'8" (4.11m x 1.73m)

Living Room - 13'6" x 11'9" (4.11m x 3.58m)

Dining Room - 8'9" x 8'7" (2.67m x 2.62m)

Kitchen - 8'9" x 8'7" (2.67m x 2.62m)

Sun Room - 10'6" x 10' (3.2m x 3.05m)

First Floor Landing - 6'1" x 3'8" (1.85m x 1.12m)

Bedroom 1 - 11' x 10'10" (3.35m x 3.3m)

Bedroom 2 - 11'4" x 9'6" (3.45m x 2.9m)

Bedroom 3 - 8'1" x 7'9" (2.46m x 2.36m)

Family Bathroom - 7'6" x 6'8" (2.29m x 2.03m)

Outside - The property is approached via a tarmac entrance driveway providing ample off-road parking and access to the attached garage, with the front garden attractively arranged with established shrubs and planting.

To the rear, the garden has been thoughtfully landscaped to provide an attractive yet low maintenance outside space. There are paved patio areas ideal for seating and alfresco dining, sections of artificial lawn, gravelled borders and a variety of mature shrubs and plants which add colour and interest throughout the year. The conservatory opens directly onto the garden, creating a pleasant connection between the indoor and outdoor space.

The garage provides useful parking, storage or workshop potential, with side access leading through to the rear garden.

Garage - 15'9" x 8'7" (4.8m x 2.62m)

Services - Oil fired central heating. Mains electric, water and drainage.

Council Tax - Band D

EPC - Rating TBC

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.

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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 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.

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.



EPC TBC

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 just prior to reaching Jewells' Cross garage which leads into the village of Bridgerule, Turn left into Littlebridge Meadows whereupon the property will be found on the left hand side after a short distance.