



Bond
Oxborough
Phillips

Changing Lifestyles

The Old Coach House
Bridgerule
Holsworthy
Devon
EX22 7ER

Asking Price: £160,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

The Old Coach House, Bridgerule, Holsworthy, Devon, EX22 7ER



- END TERRACE HOUSE
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- 1 GENEROUS BEDROOM
- SMALL COURTYARD GARDEN
- OFF ROAD PARKING FOR 1 VEHICLE
- SOUGHT AFTER VILLAGE LOCATION
- COUNCIL TAX BAND "A"
- EPC RATING "D"

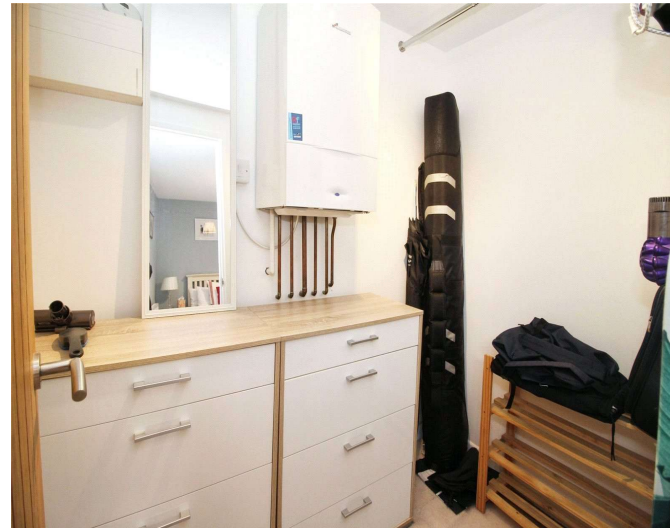


Directions

From Holsworthy proceed on the A3072 Bude road and take the first left hand turning to Bridgerule. Follow this road into the village and at the next junction turn right. Proceed over the bridge, continue along this road and the cottage will be found just ahead on the fork of the road with a Bond Oxborough Phillips "For sale" board clearly displayed.

Situation

Bridgerule offers traditional amenities including a popular local Inn, Church, Chapel and Primary School. The market town of Holsworthy is some 5.5 miles distant offering local and national shops, together with many amenities including regular bus services, library, park, doctors surgery, theatre, indoor heated swimming pool, sports hall, health centre, popular weekly market, schools, bowling green, golf course, etc. The coastal resort of Bude with its safe sandy surfing beaches is some 6 miles with a further extensive range of shopping, schooling and recreational facilities, together with its popular 18-hole golf course and fully equipped leisure centre.



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An exciting opportunity to acquire this charming former shop, thoughtfully converted into a well-presented and inviting residence. Situated in the heart of the popular village of Bridgerule, the property enjoys a convenient location within walking distance of the local pub and benefits from excellent links to the market town of Holsworthy and the stunning North Cornish coastline.

The Old Coach House offers well-arranged accommodation comprising an open-plan kitchen, dining and living area on the ground floor. The first floor features a generous double bedroom, complemented by a dressing area and bathroom.

Further benefits include off-road parking to the front of the property and a private, sun-filled courtyard garden to the rear, ideal for outdoor relaxation and entertaining.

This unique home is perfectly suited to first-time buyers seeking to step onto the property ladder, while also presenting an attractive investment or holiday let opportunity.

Open plan Kitchen/Dining/Living Room

Bedroom 1

Bathroom

Dressing Room

Services - Mains water, electric and drainage. LPG central heating.

EPC Rating - EPC rating D (55) with the potential to be C (77).

Valid until February 2035.

Council Tax Banding - Band 'A' (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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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		77 C
55-68	D	55 D	
39-54	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.