

Building Plot
9 Long Park Drive
Bradworthy
Holsworthy
Devon
EX22 7FP



Guide Price: £160,000 Freehold



Changing Lifestyles

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Building Plot, 9 Long Park Drive, Bradworthy, Holsworthy, Devon, EX22 7FP



- FULLY SERVICED BUILDING PLOT
- DETAILED PLANNING FOR A DETACHED BUNGALOW WITH GARDEN ROOM
- 3 BEDROOMS (PRINCIPAL EN-SUITE)
- ADJOINING DOUBLE GARAGE
- DRIVE WITH 2 PARKING SPACES
- CONVENIENT LOCATION IN SOUGHT AFTER & WELL-APPOINTED VILLAGE
- ONLY ABOUT 10 MILES FROM BUDE ON THE NORTH CORNISH COAST

This fully serviced building plot has detailed planning approval (Torridge District Council planning reference 1/0858/2020/FUL) for a detached, 3 bedroom (principal en-suite) bungalow with garden room, adjoining double garage, and off road parking for 2 cars. Conveniently located on the edge of one of the region's most sought after and well-appointed villages and only about 10 miles from Bude on the North Cornish coast.

THE PLOT

A perfect opportunity for discerning purchasers seeking an excellent, village edge, level building plot (overall width approx. 24.2m and depth approx. 29.9m) on which to build a most impressive bungalow overlooking farmland to surrounding countryside. Nicely situated on this select development of only 14 properties, it is ready to be developed with mains water, electricity, BT, and drainage via a private pumping station/management company in situ. Building Regulations will be the responsibility of the buyer.

THE RESIDENCE

When completed, the bungalow will extend to a GIFA (Gross Internal Floor Area) of 170.25 square metres (1,832.5 square feet) including the garage. The attractive exterior elevations comprise a mixture of smooth rendered walls

on a brick plinth with white PVCu double glazed windows/doors, all under a grey slate roof.

LOCATION

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 25 miles. The Cathedral and University city of Exeter with its intercity rail and motorway links is some 50 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.



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THE ACCOMMODATION COMPRISES (all measurements are approximate):-

The completed property will have a GIFA (Gross Internal Floor Area) of 170.25 square metres (1,832.5 square feet) including the garage.

ENTRANCE PORCH with cloaks cupboard.

ENTRANCE HALL with **SHOWER ROOM** and linen cupboard.

LOUNGE 16'11" x 12'8" (5.16m x 3.86m) with fireplace.

DOUBLE ASPECT OPEN PLAN KITCHEN/DINER 20'10" x 12'11" (6.35m x 3.94m)

GARDEN ROOM 15' x 13'6" (4.57m x 4.11m)

PRINCIPAL BEDROOM 13'6" x 12'8" (4.11m x 3.86m) Bay window

EN-SUITE BATHROOM.

BEDROOM 2 13'6" x 12'11" (4.11m x 3.94m)

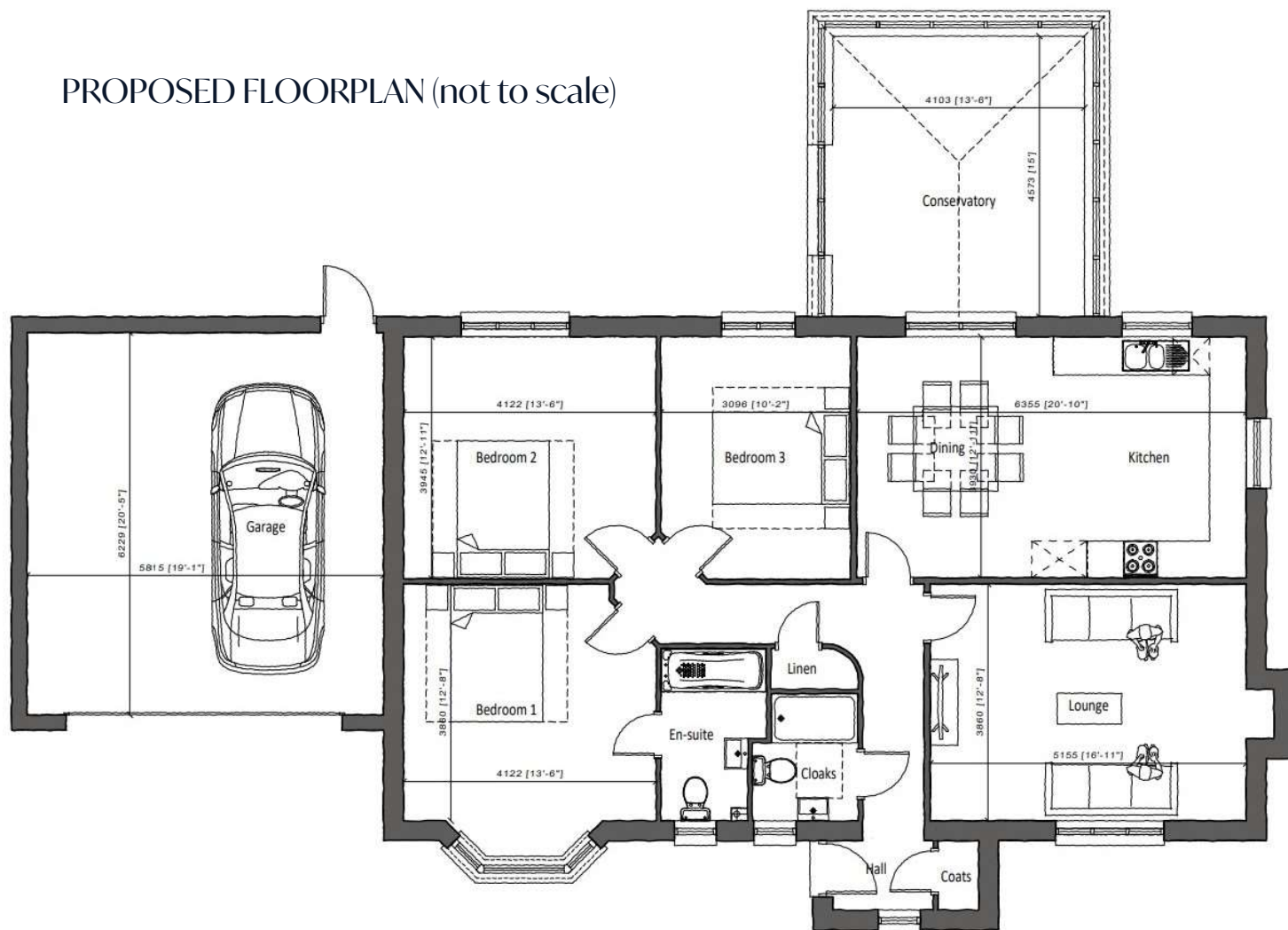
BEDROOM 3 12'11" x 10'2" (3.94m x 3.1m)

OUTSIDE The drive, with 2 vehicle parking, will give access to the:

ADJOINING DOUBLE GARAGE 20'5" x 19'1" (6.22m x 5.82m)

AGENTS NOTE The vendors are partners of Bond Oxborough Phillips.

PROPOSED FLOORPLAN (not to scale)



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SITE PLAN (not to scale – for identification purposes only.
Vendors' solicitors will confirm precise boundaries)



Drone shot - for identification purposes only



Drone shot - for identification purposes only



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