

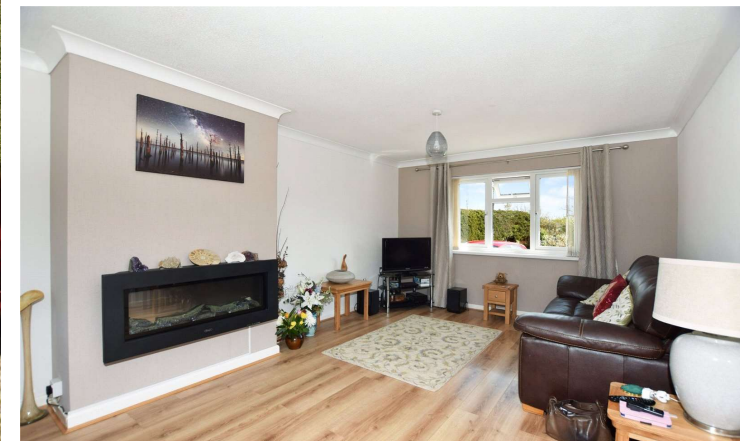


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Sunnyfields  
Bridgerule  
Holsworthy  
Devon  
EX22 7EX

**Asking Price: £450,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

Sunnyfields, Bridgerule, Holsworthy, Devon, EX22 7EX



- 3 BEDROOMS (1 ENSUITE)
- SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT
- GENEROUS SIZED PLOT
- FRONT AND REAR GARDENS
- ENTRANCE DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- GARAGE
- SOUGHT AFTER VILLAGE LOCATION
- EPC: E
- COUNCIL TAX BAND: D



**An exciting opportunity to acquire this spacious 3 bedroom (1 ensuite) detached bungalow occupying a generous sized plot in this sought after village location. Offering versatile accommodation throughout with gravelled drive leading to ample off road parking area and garage with landscaped gardens to front and rear elevations. Properties of this size and scope are a rarity on today's market and an early viewing is highly recommended to avoid disappointment.**



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Sunnyfields enjoys a most pleasant location close to the Devon/Cornwall border on the edge of the village of Bridgerule which 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.



# Property Description

## Entrance Porch

**Entrance Hall** - Built in airing cupboard.

**Lounge/Dining Room** - 22'7" x 11'7" (6.88m x 3.53m)  
Generous dual aspect reception room with double glazed French doors to rear elevation and window to front.

**Kitchen** - 10'8" x 9'5" (3.25m x 2.87m)  
A fitted range of base and wall mounted units with work surfaces over incorporating inset twin ceramic sink unit with mixer tap, 'Neff' 4 ring induction hob with extractor over, 'Samsung' dual cook oven, space for fridge freezer and wall mounted gas combi boiler. Window to rear elevation. Door to:

**Utility Room** - 9'7" x 5'11" (2.92m x 1.8m)  
Base mounted units with work surfaces over incorporating twin stainless steel sink unit with mixer tap, space and plumbing for washing machine and tumble dryer. Window and stable door to rear elevation.

**Bedroom 1** - 15' x 11'10" (4.57m x 3.6m)  
Large double bedroom with window to side elevation. Leading to:

**Dressing Area** - 7'2" x 5'8" (2.18m x 1.73m)  
Window to side elevation.

**Ensuite Shower Room** - 7'7" x 5'10" (2.3m x 1.78m)  
Enclosed shower cubicle with 'Triton' electric shower over, pedestal wash hand basin, low flush WC, heated towel rail and window to side elevation.

**Bedroom 2** - 14'4" x 11'8" (4.37m x 3.56m)  
Double bedroom with window to rear elevation.

**Bedroom 3** - 9'5" x 8'6" (2.87m x 2.6m)  
Window to front elevation.

**Bathroom** - 9'4" x 7' (2.84m x 2.13m)  
Enclosed 'P' shaped bath with triton electric shower over, low flush WC, pedestal wash hand basin, heated towel rail and window to rear elevation.

**Outside** - The property is approached over a gravelled drive which curves round to an ample off road parking area in front of the Garage. A landscaped front garden area offers a variety of mature shrubs and trees with a lawn area bordered by picket fence. A pedestrian path to the side of the property has two useful storage sheds and leads to the generous rear gardens with a patio area adjoining the rear of the dwelling. Steps lead to the large rear garden laid principally to lawn with mature shrub and hedge borders with a delightful row of Photinia 'Red Robin' Trees on the rear border.

**Services** - Calor gas tank which serves the hot water and central heating boiler. Mains electric, water and drainage.

**EPC** - Rating E

**Council Tax** - Band D

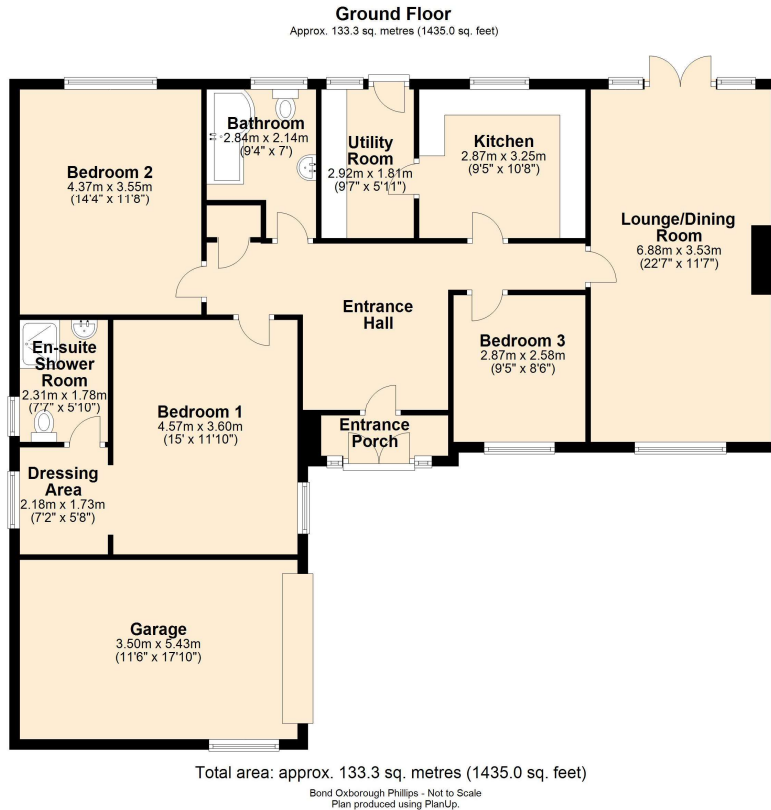


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. Proceed for approximately 0.25 miles and take the right hand turning onto the B3072 towards Holsworthy. Upon reaching Red Post (approximately 3.5 miles) turn right towards Launceston, and then turn left just before Jewells Cross Garage. Follow the road for approximately 0.25 miles where the property will be found on the left 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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We are here to help you find  
and buy your new home...

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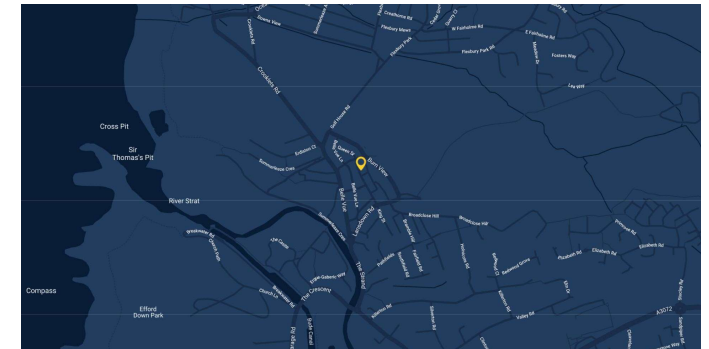
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