



Bond
Oxborough
Phillips

Changing Lifestyles

Windrush
3 Manor Park
Bradworthy
Holsworthy
EX22 7RG



Asking Price: £340,000 Freehold



Changing Lifestyles

01409 254 238



- DETACHED HOUSE
- 3/4 BEDROOMS
- WELL PRESENTED THROUGHOUT
- HIGHLY SOUGHT AFTER DEVON VILLAGE
- DOUBLE GLAZED & OIL FIRED CENTRALLY HEATED
- OFF ROAD PARKING
- GARDEN
- WALKING DISTANCE TO AMENITIES
- EPC: D

An exciting opportunity to acquire this immaculately presented spacious and versatile detached house offering 3/4 bedrooms, off road parking, enclosed garden, double glazing throughout, oil fired central heating and feature wood burning stove. The residence benefits from being located within the heart of the highly sought after Devon Village, boasting a comprehensive range of local amenities. EPC D. An Internal viewing is highly recommended.

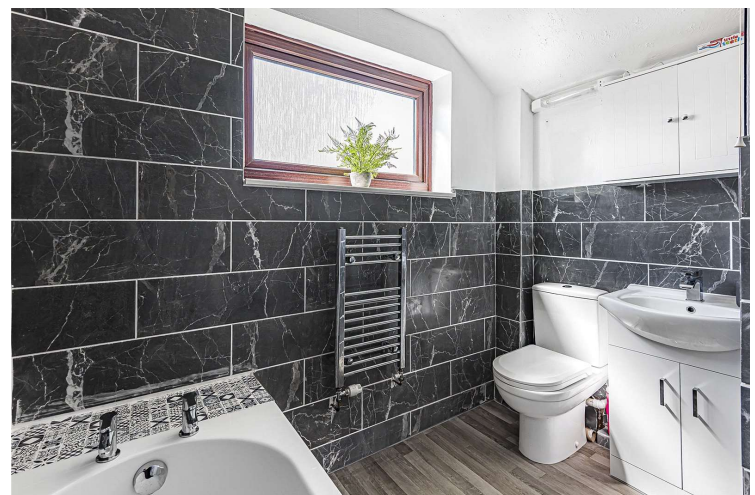


Situation

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 20 miles. The Cathedral and University city of Exeter with its intercity rail and motorway links is some 40 miles.

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 approximately 7 miles and upon entering the village of Bradworthy, the entrance to Manor Park will be found on the right hand side. Proceed into the cul-de-sac where number 3 will be found after a short distance on the left hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.



Entrance Hall

Kitchen/Diner - A superbly fitted kitchen comprising a range of matching wall and base mounted units incorporating a 1 1/2 sink drainer unit with mixer tap, induction hob with extractor over, 2 built in fan ovens and wine fridge. Ample room for dining room table and chairs. Window to front and rear elevation.

Living Room - Spacious, light and airy reception room with feature wood burning stove. Window to front and side elevation.

Bedroom 4/Office - Window to front elevation.

Utility Room - Housing oil fired combi boiler. Space and plumbing for American style fridge/freezer, washing machine and tumble dryer.

Cloakroom - Fitted with a wash hand basin and low flush WC. Window to rear elevation.

First Floor Landing

Bedroom 1 - Double bedroom with window to rear elevation.

Bedroom 2 - Double bedroom with built in wardrobes. Window to rear elevation.

Bedroom 3 - Window to side elevation.

Family Bathroom - A newly fitted suite comprising large bathtub and rainfall shower, vanity unit with inset wash hand basin and low flush WC. Heated towel rail. Window to side elevation.

Outside - The property is approached via its own tarmacked drive providing off road parking for 2 vehicles. Side gates provide access to the low maintenance rear garden which is principally laid to lawn and bordered by mature Devon hedges and close boarded wooden fencing. Adjoining the rear of the property is a recently laid paved patio providing the ideal spot for alfresco dining.

Services - Mains water, electric and drainage. Oil fired combi boiler. 3 Manor Park is also fitted with "Hive" heating system, "Ring" doorbell and floodlight camera to the rear.

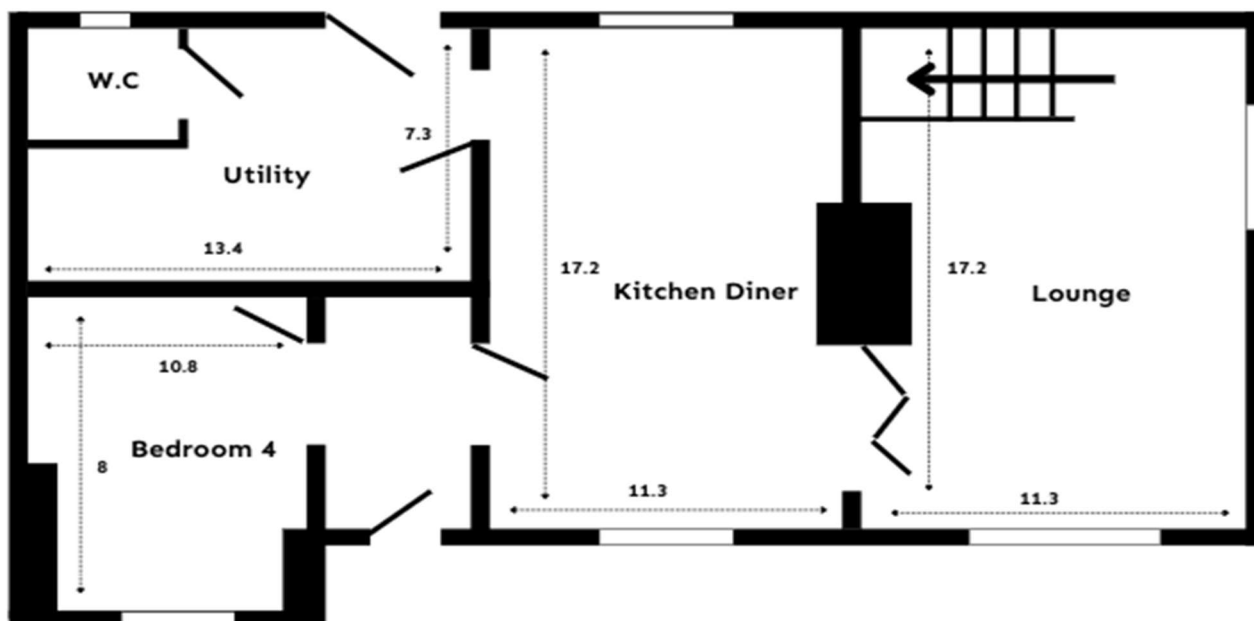
EPC Rating - EPC Rating "D".

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

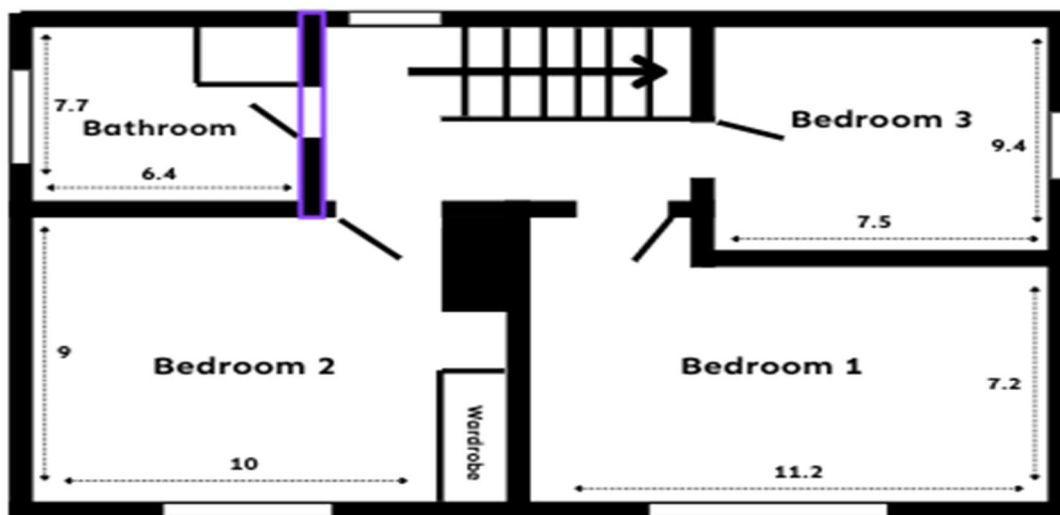
Agents note - Planning permission for a first floor extension has been approved with current plans to create a new bedroom with ensuite above the Office/Bedroom 4. For more information, visit the Torridge Planning portal and use the planning reference: 1/1090/2021/FUL.







All measurements are in feet and are approximate



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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.

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Windrush, 3 Manor Park, Bradworthy, Holsworthy, EX22 7RG

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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.

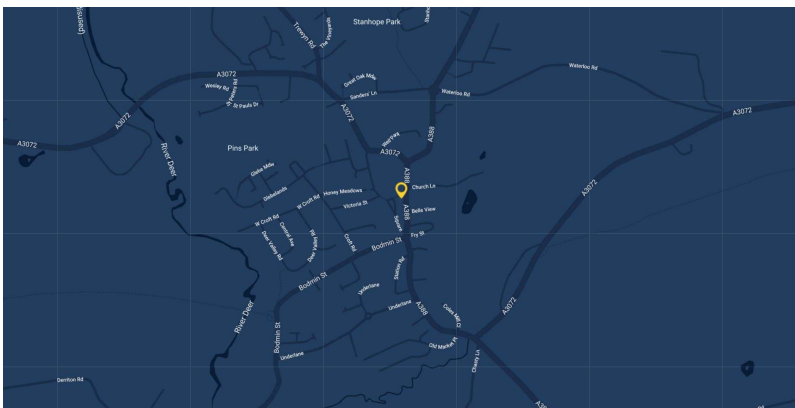
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