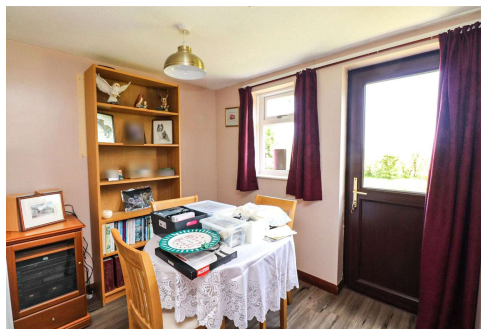


26 Ford Crescent  
Bradworthy  
Holsworthy  
Devon  
EX22 7QR



**Guide Price: £350,000 Freehold**



Changing Lifestyles

01409 254 238

26 Ford Crescent, Bradworthy, Holsworthy, Devon, EX22  
7QR



- 3 BEDROOM
- DETACHED HOUSE
- CORNER PLOT
- OFF ROAD PARKING
- GENEROUS REAR GARDEN WITH STUNNING COUNTRYSIDE VIEWS
- SOUGHT AFTER VILLAGE LOCATION
- LEVEL WALK TO AMENITIES
- EPC: D

**An exciting opportunity to acquire this 3 bedroom, PVCu double glazed, detached house benefiting from off road parking, integral former garage/store, front garden and generous rear garden with stunning countryside views. The residence is situated in a great position in this sought after self-contained rural village, being within a short level walk to a range of local amenities. EPC D.**

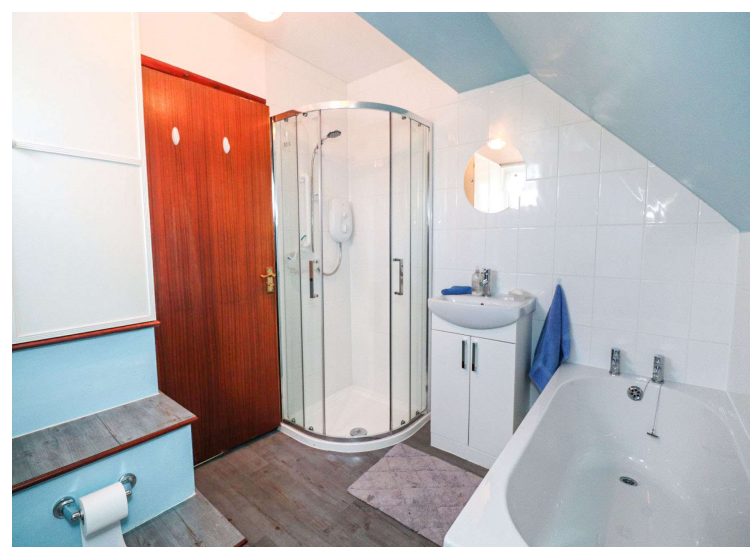


### Situation

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 the centre of Holsworthy proceed on the A3072 Bude road and on the edge of town turn right signed Bradworthy/Chilsworthy. Follow this road for approximately 7 miles and upon entering the village at Littleford Cross, turn right, and then take the immediate left hand turning into Ford Crescent. Continue into the cul-de-sac and take the next right hand turn where upon No.26 will be found at the end of the estate with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.



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## Changing Lifestyles

### **Entrance Porch** - 5'1" x 3'10" (1.55m x 1.17m)

Ample room for shoes and coats. Internal door to Living Room.

### **Living Room** - 17'7" x 13'5" (5.36m x 4.1m)

Spacious, light and airy reception room with feature fireplace. Window to front elevation.

### **Dining Room** - 12'2" x 10'2" (3.7m x 3.1m)

Window to rear elevation over looking the garden. Ample room for dining table and chairs.

### **Kitchen** - 9'8" x 8'2" (2.95m x 2.5m)

Fitted with a range of matching wall and base mounted unit with work surfaces over, incorporating a stainless steel sink drainer unit and electric oven with extractor over. Space for under counter fridge. Access to useful understairs storage area. Window to rear elevation over looking the rear garden and enjoying far reaching countryside views beyond.

### **Study** - 8'7" x 7'2" (2.62m x 2.18m)

Window and door to rear elevation. Internal door to garage.

### **Former Garage/Store Room** - 21'10" x 9'1" (6.65m x 2.77m)

Former garage housing oil fired boiler. Power and light connected. Space and plumbing for washing machine, tumble dryer and free standing fridge freezer.

### **Cloakroom** - 5'2" x 4'2" (1.57m x 1.27m)

WC and pedestal wash hand basin. Window to front elevation.

### **First Floor Landing** - 8'6" x 6'2" (2.6m x 1.88m)

Window to side elevation.

### **Bedroom 1** - 12'2" x 11'11" (3.7m x 3.63m)

Spacious double bedroom with window to front elevation.

### **Bedroom 2** - 12'8" x 10'11" (3.86m x 3.33m)

Double bedroom with window to rear elevation, enjoying pleasant countryside views.

### **Bedroom 3** - 7'9" x 6'5" (2.36m x 1.96m)

Window to rear elevation.

### **Bathroom** - 8'5" x 7'8" (2.57m x 2.34m)

A fully fitted suite comprising panel bath, separate shower cubicle with "Mira" electric shower over, vanity unit with inset wash hand basin and low flush WC. Heated towel rail and useful storage cupboard. Window to side elevation.

**Outside** - The property is approached via its own entrance drive providing off road parking for 1 vehicle and giving access to the former garage/store room and the front entrance door. The front garden is principally laid to lawn with a variety of flower beds planted with mature flowers and shrubs, and is bordered by a small brick wall. Side gates down each side of the property gives access to the generous and private rear garden. The rear garden is principally laid to lawn with a variety of raised flower beds and is bordered by a small wall and Devon bank. Adjoining the rear of the residence is a paved patio area providing the ideal spot for alfresco dining and entertaining. The rear garden offers seclusion with stunning far reaching countryside views.

**EPC Rating** - EPC Rating D.

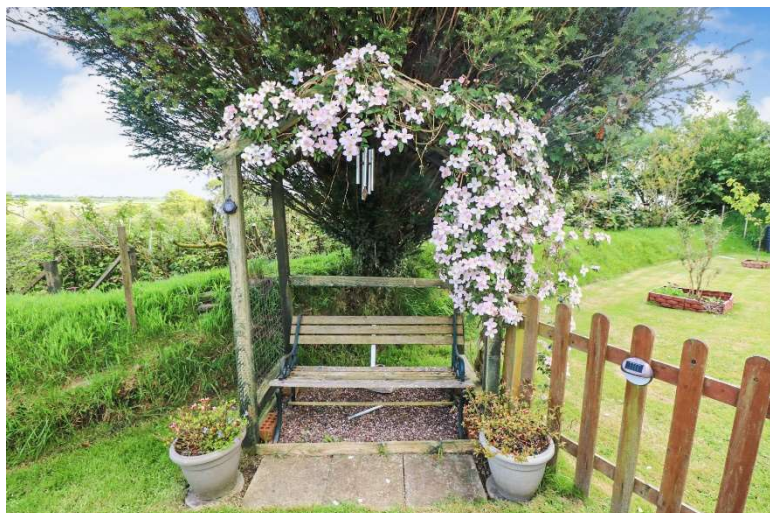
**Council Tax Banding** - Council tax banding TBC.

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



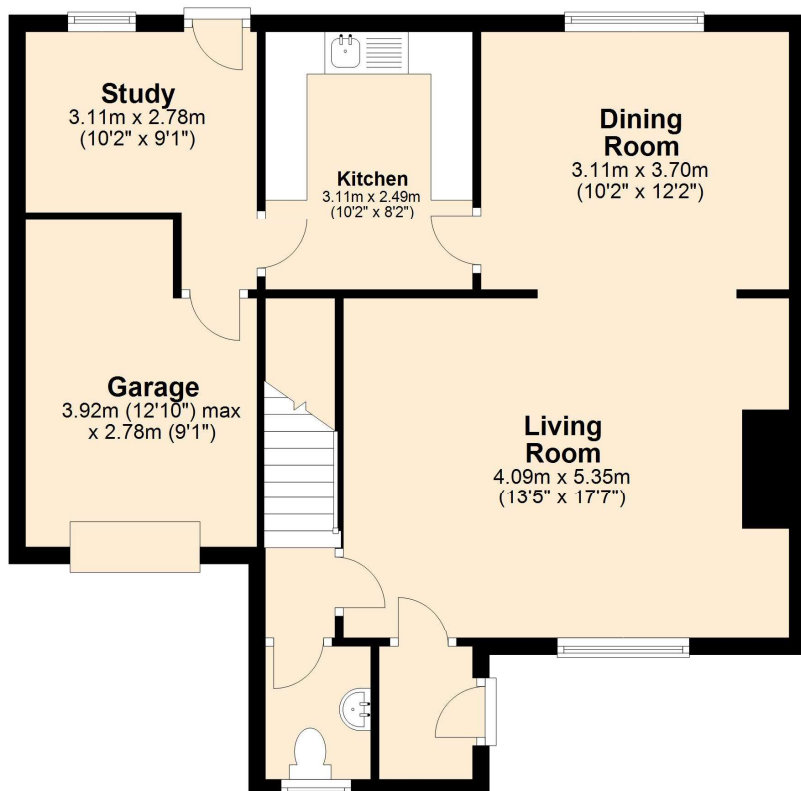


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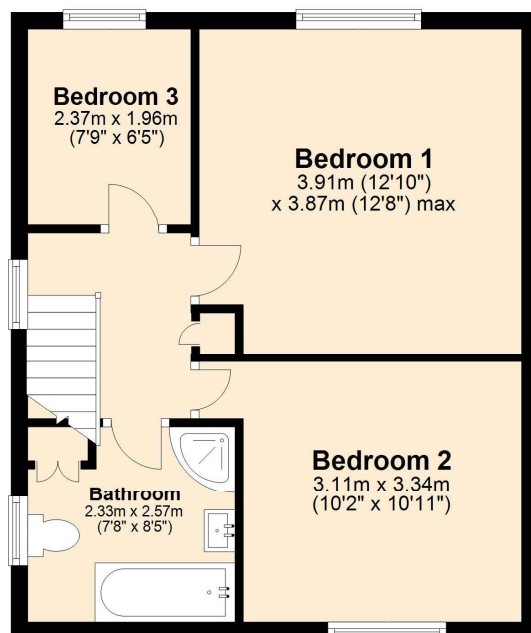
## Ground Floor

Approx. 68.2 sq. metres (734.3 sq. feet)



## First Floor

Approx. 42.4 sq. metres (456.1 sq. feet)



Total area: approx. 110.6 sq. metres (1190.4 sq. feet)

Bond Oxborough Phillips - Not to Scale  
Plan produced using PlanUp.

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.

26 Ford Crescent, Bradworthy, Holsworthy, Devon, EX22 7QR

Changing  
Lifestyles

## 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.

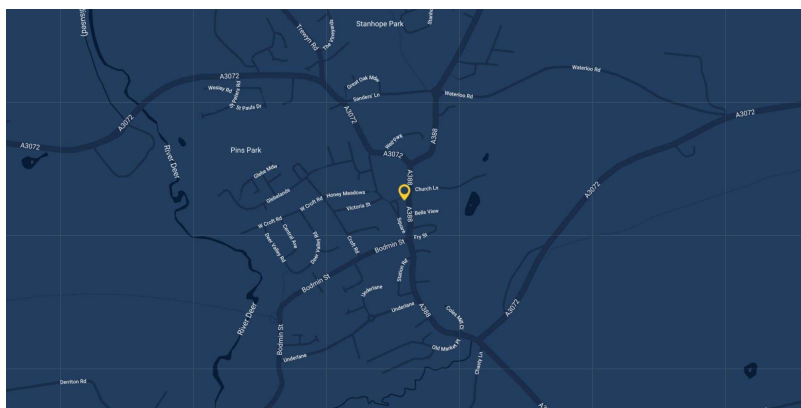
Please do not hesitate to contact the team at the Bond Oxborough Phillips Sales & Lettings on

**01409 254 238**

For a free conveyancing quote and mortgage advice.



# We are here to help you find and buy your new home...



Albion House  
4 High Street  
Holsworthy  
Devon  
EX22 6EL

Tel: 01409 254 238

Email: [holsworthy@boproperty.com](mailto:holsworthy@boproperty.com)

Offices across Devon and Cornwall

**01409 254 238**