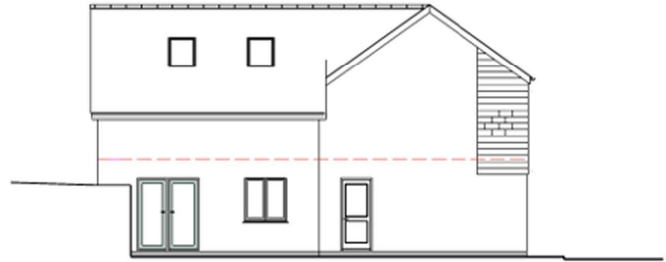


Building Plot East View
Bridgerule
Holsworthy
Devon
EX22 7ER



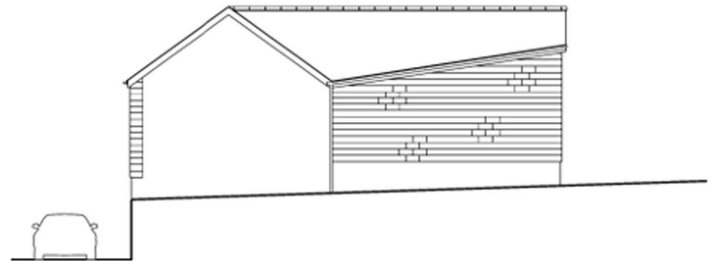
South East



South West



North West



North East

Asking Price: £150,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

A rare opportunity to acquire a development site in the centre of this sought after village with planning consent approved for a detached 3 bedroom (1 ensuite) reverse living style dwelling. Situated on the border of North Cornwall/Devon, only a 15 minute drive from popular local beaches/beauty spots and within walking distance of a local primary school. Viewings strictly by appointment with Bond Oxborough Phillips.

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.

- BUILDING PLOT
- PLANNING GRANTED FOR 3 BEDROOM (1 ENSUITE)
- VILLAGE CENTRE
- REVERSE LIVING HOME DESIGN
- WALKING DISTANCE OF PRIMARY SCHOOL
- SHORT DRIVE TO POPULAR LOCAL BEACHES AND BEAUTY SPOTS

Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. Proceed for approximately ¼ mile and take the right hand turning onto the B3072 towards Holsworthy. Upon reaching Red Post (approx. 3½ miles) turn right towards Launceston. Continue along this road and shortly after reaching Jewells' Cross garage take the left hand turning signposted Bridgerule. Continue through the village and the access to the plot will be found shortly after on the right hand side with a Bond Oxborough Phillips board clearing 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.