



Bond
Oxborough
Phillips

Changing Lifestyles

Homelea
Chilsworthy
Holsworthy
Devon
EX22 7BQ

Asking Price: £375,000



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Homelea, Chilsworthy, Holsworthy, Devon, EX22 7BQ



- 3 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- DETACHED BUNGALOW
- FRONT AND REAR GARDEN
- EXTENSIVE OFF ROAD PARKING AREA
- SOUGHT AFTER VILLAGE LOCATION
- GOOD LINKS TO BRADWORTHY, HOLSWORTHY AND THE NORTH CORNISH COASTLINE
- EPC: D
- Council Tax Band: D

Situation:

Chilsworthy is a small village less than 2 miles from the bustling market town of Holsworthy with its weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course etc. Bude on the North Cornish coast is some 10 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 22 & 15 miles distant respectively, whilst Barnstaple, the Regional North Devon Centre is some 27 miles. Launceston, Cornwall's ancient capital, is some 15 miles distant. Holsworthy is in the heart of Ruby Country, named after the famous local Red Ruby cattle, and its excellent website www.rubycountry.com is well worth a visit.

Directions:

From Holsworthy proceed on the A3072 Bude road and on the edge of town, opposite the BP Garage, turn right sign posted Bradworthy/Chilsworthy. Continue on this road to the village. Upon reaching Chilsworthy, continue through the village for approximately 0.3 miles and you will see the property on your right with a 'Bond Oxborough Phillips' board clearly displayed.

An exciting opportunity to acquire this 3 double bedroom, 2 reception room detached bungalow benefiting from ample off road parking for several vehicles, front and rear gardens with stunning far reaching countryside views. The property is situated in the sought after village of Chilsworthy, with great links to Bradworthy, Holsworthy and the North Cornish Coastline. EPC Rating D.



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Internal Description

The accommodation comprises (all measurements are approximate);

Entrance Porch - 7'1" x 6'11" (2.16m x 2.1m)

Windows to front, side and rear elevations. Door to front elevation, internal door leading to;

Living Room - 22'4" x 12'5" (6.8m x 3.78m)

Light and airy reception room, with windows to front and rear elevations enjoying lovely countryside views.

Kitchen/Dining Room - 22'4" x 11'2" (6.8m x 3.4m)

A modern kitchen fitted with matching units with work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap. Blomberg built-in oven and grill, 5 ring electric hob and extractor over. Space for free standing fridge freezer and dining room table/chairs. Windows to front and side elevations. Storage cupboard with window to inner hallway.

Inner Hallway - Doors to front and rear.

Bedroom 3 - 10 x 9'5" (10 x 2.87m)

Double bedroom with a built-in-wardrobe. Window to side elevation.

Bedroom 1 - 13'2" x 11 (4.01m x 11)

Double bedroom with windows to side and rear elevations.

Bedroom 2 - 11 x 10'4" (11 x 3.15m)

Double bedroom with a built-in-wardrobe. Windows to side and rear elevations.

Bathroom - 9'2" x 5'6" (2.8m x 1.68m)

A fitted suite comprising panel bath, pedestal wash hand basin and concealed cistern WC. Separate corner shower cubicle that is fed by mains water. Window to side elevation.

Storage cupboard - Housing the hot water cylinder and useful shelves.

Utility Room - 9 x 8'8" (9 x 2.64m)

Plumbing for washing machine and tumble dryer. Space for free standing freezer. Grant oil fired boiler. Window to rear elevation.

Cloakroom - 4'4" x 2'2" (1.32m x 0.66m)

Wall mounted sink and low flush WC. Window to rear elevation.

Study/Office/Bedroom 4 - 9'9" x 8'8" (2.97m x 2.64m)

Window to front elevation.

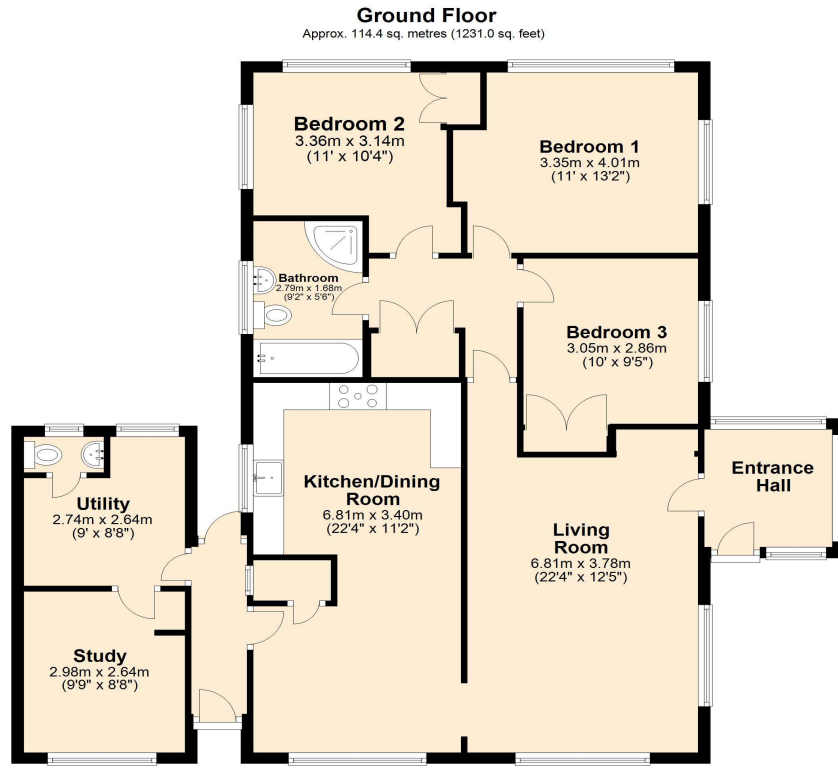
Outside - The property is accessed via 2 five bar wooden gates which leads to an extensive off road parking area that is bordered by a hedge to the front and close boarded wooden fencing to the sides. Areas laid to lawn and planted with a variety of mature shrubs. A gate leads to the raised decking area which provides the ideal spot for alfresco dining and entertainment. The rear is principally laid to lawn and bordered by fencing and hedging behind, with stunning country side views. The garden is dog secure with a couple of useful storage sheds, one being 12' x 10'.

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

EPC Rating - EPC rating D.

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

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