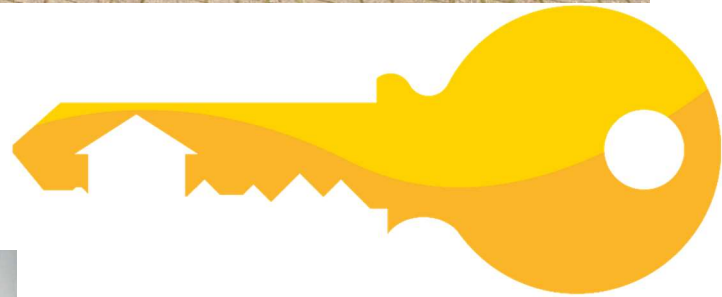


OPEN 7  
DAYS A WEEK



**23 Ford Crescent, Bradworthy,  
Holsworthy, Devon, EX22 7QR**



Occupying a pleasant position on this very sought after residential development, and being within easy walk to the village's notable square with its superb range of amenities, this detached home offers good sized, 3 bedroom accommodation. Front and rear gardens, entrance driveway, and garage.



**Asking Price £275,000 Freehold**

**Bond Oxborough Phillips**

INDEPENDENT ESTATE AGENTS *The key to moving home*

Albion House, 4 High Street, Holsworthy, Devon, EX22 6EL  
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# 23 Ford Crescent, Bradworthy, Holsworthy, Devon, EX22 7QR

The accommodation at No.23 briefly comprises: Entrance Hall with Cloakroom, Lounge/Diner, Kitchen, Utility Room, First Floor Landing, 3 Bedrooms, and Bathroom.

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 TO FIND

From the centre of Holsworthy proceed on the A3072 Bude road and on the edge of town, opposite the BP Garage, 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 through the development and after about 100 yards take the right hand turning, and the property will be found a short way along on the left hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

**THE ACCOMMODATION COMPRISES (all measurements are approximate):-**

**ENTRANCE HALL** Vinyl floor. Cupboard with electric meters.

**CLOAKROOM** Pedestal wash hand basin. Opaque window. Low level WC. Vinyl floor. Night storage heater. Loft access.

**LOUNGE/DINING ROOM** 'L'-shaped max measurements 23'7" (7.2) x 17'9" (5.4) Brick open fireplace. Stairs rising to the First Floor. PVCu double glazed window to front, and window to side. TV point. Telephone point. 2 night storage heaters. Patio doors to rear garden.

**KITCHEN** 9'7" x 8' (2.92m x 2.44m) Base and wall units with roll-edge worktop. Fully tiled walls. Sink. Window. Cooker point. Space and plumbing for dishwasher. Night storage heater.

**UTILITY** 9' x 6'4" (2.74m x 1.93m) Space and plumbing for washing machine, tumble dryer, and other appliances. Window. Loft access.

**FIRST FLOOR LANDING** Window. Night storage heater. Loft access. Airing cupboard with factory lagged hot water cylinder, and shelves.

**BEDROOM 1** 11'1" x 9'7" (3.38m x 2.92m) Window. Night storage heater. Built-in wardrobe with hanging rail and shelf. Telephone point.

**BEDROOM 2** 9'7" x 9'6" (2.92m x 2.9m) 2 "Velux" windows. Night storage heater. Fitted wardrobe with hanging rail and shelf.

**BEDROOM 3** 7'11" x 7'9" max. (2.41m x 2.36m max.) Fitted bed. Laminate flooring. Night storage heater. Window.

**BATHROOM** Low level WC. Pedestal wash hand basin. Bath with mixer shower taps over. Tiled walls. "Velux" window.

**OUTSIDE** The property has off road parking directly in front of the:

**GARAGE** 22'10" x 9' max. (6.96m x 2.74m max.) Up and over door. Overhead storage. Light and power connected. Water tap.

There is a lawned garden which extends to the front and wraps around the side, and here there is potential to create further off road parking if required. A side gate leads to the walled patio area which is ideal for ease of maintenance, with shrub flowerbed.

**SERVICES** Mains water, electricity, and drainage.

**COUNCIL BAND** Band 'C'; (please note this council band may be subject to reassessment).

**EPC RATING** Rating D.

**Bond Oxborough Phillips**

Viewing arrangements through:

Albion House, 4 High Street, Holsworthy, Devon, EX22 6EL  
T 01409 254 238 E holsworthy@bopproperty.com

### Agents Note

Bond Oxborough Phillips have prepared these sales particulars as a general guide and include information provided to us by other parties including the seller, not all of which will have been verified by us.

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. Photographs, measurements, floor plans and distances are given as a guide only.

We have not had sight of title documents. We have not checked that the property has all the necessary planning, building regulation approval, statutory or regulatory permissions or consents.

Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys and professional advice about all relevant aspects of the property including charges payable and lease details.

These sales particulars do not form part of any offer or contract.

### FLOORPLAN (not to scale)

