

Homelea
6 Ford Crescent
Bradworthy
Holsworthy
Devon
EX22 7QR

Asking Price: £355,000 Freehold



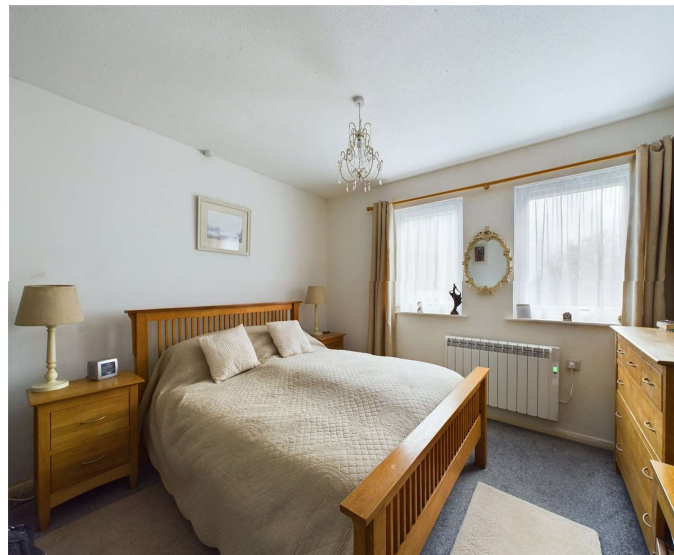
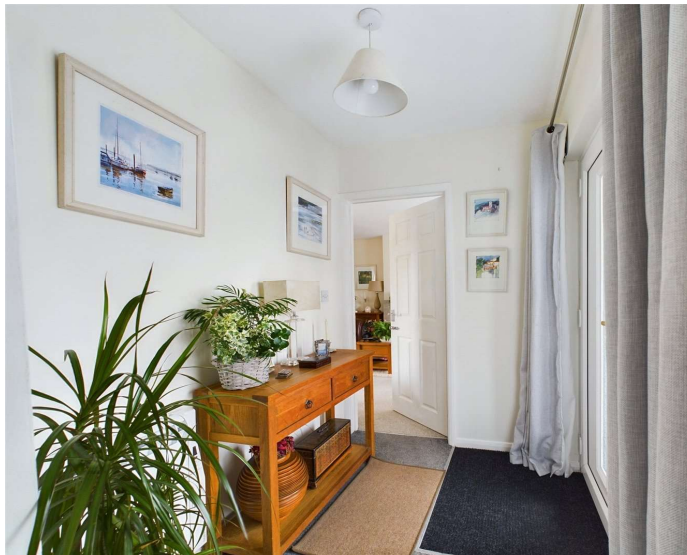
Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Homelea, 6 Ford Crescent, Bradworthy, Holsworthy, Devon, EX22 7QR



- SPACIOUS DETACHED BUNGALOW
- 2 BEDROOMS
- OFF ROAD PARKING
- INTEGRAL GARAGE
- PRIVATE REAR GARDEN
- SOUGHT AFTER VILLAGE LOCATION
- SUPERBLY PRESENTED THROUGHOUT
- SHORT WALK OF SHOPS/LOCAL AMENITIES
- INTERNAL VIEWING RECOMMENDED
- EPC: F
- Council Tax Band: D



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Overview

The residence occupies a great position in this sought after self-contained rural village, being within a short level walk to a comprehensive range of local amenities. This stunning 2 bedroom detached bungalow, offers superbly presented accommodation throughout with front and rear gardens, off road parking and a garage. Internal viewing recommended. EPC F

Location

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 where No.6 will be found as the third property on the right hand side.

Entrance Hall

Living Room - 19'3" x 18'3" (5.87m x 5.56m)

Light and airy double aspect room with 2 windows to the front, and Sliding doors to the rear. A feature fireplace houses a wood burning stove.

Kitchen - 11'8" x 9'2" (3.56m x 2.8m)

Modern fitted kitchen with cream "shaker style" range of base and wall units. Roll-edge worktop incorporating a 1 1/2 bowl stainless steel sink. Tiled splash backing. Built-in eye-level "Lamona" double oven. 4 ring ceramic hob with illuminated extractor hood over. Triple aspect windows. Integrated dishwasher.

Utility Room - Base unit with stainless steel single drainer sink. Plumbing and recess for washing machine. Window and door to rear elevation.

WC - Close coupled WC and wash hand basin. Window to rear.

Bedroom 1 - 12' x 11'8" (3.66m x 3.56m)

A spacious master bedroom with window to rear elevation overlooking the gardens.

Bedroom 2 - 12' x 11'8" (3.66m x 3.56m)

A dual aspect double bedroom with windows to front and side elevations.

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Shower Room - 9'5" x 5'9" (2.87m x 1.75m)

A superbly presented room with a large walk in shower with a mains fed shower connected. Close coupled WC and wash hand basin. Window to side elevation.

Outside - The property is approached over its own tarmac entrance drive providing ample off road parking and turning area.

The front garden is principally laid to lawn. A pedestrian side access leads to the enclosed, private rear garden which is principally laid to lawn, and bordered by a Devon Bank with close boarded wooden fencing. A paved patio area adjoins the rear of the property providing an ideal spot for alfresco dining.

Garage - Up and over vehicle entrance door. Light and power connected. Overhead storage. Plumbing for washing machine.

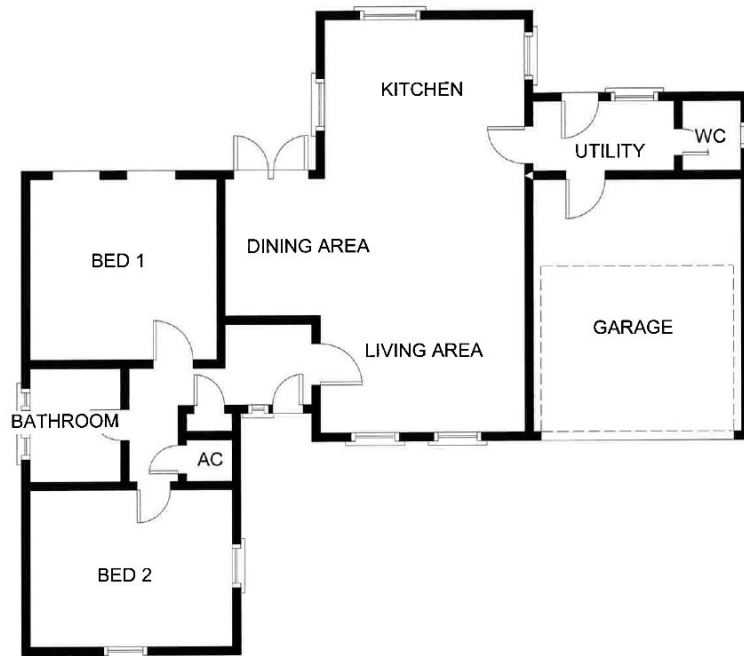
Services - Mains electricity, water and drainage.



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Floorplan



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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.

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.

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