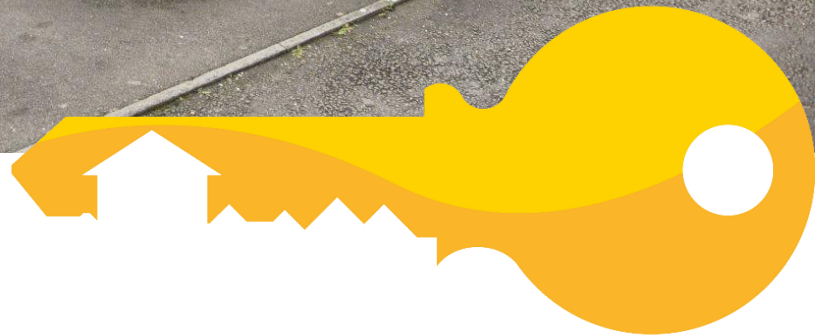


OPEN 7
DAYS A WEEK



8 Littlebridge Meadow, Bridgerule,
Holsworthy, Devon, EX22 7DU



Overview

An opportunity to acquire this 3 bedroom (1 ensuite) Link detached family home in this quiet village location. The property offers versatile and well presented accommodation throughout whilst having the distinct advantage of double glazed windows complimented by central heating. Front and rear enclosed gardens. Garage and driveway.

Guide Price £300,000

Freehold

Bond Oxborough

INDEPENDENT ESTATE

The key to moving

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SITUATION Number 8 enjoys a most pleasant location close to the Devon/Cornwall border on the edge of the village of Bridgerule which offers traditional amenities including a popular local Inn, Church, Chapel, Primary School and a petrol station with a shop. 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, a Waitrose supermarket 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. Launceston, Cornwall's ancient capital, is some 13 miles distant and provides a link to the A30 trunk road which connects in turn to Okehampton lying on the fringes of Dartmoor National Park, and on to the Cathedral City of Exeter with its Intercity railway network. Airport and motorway links etc.

DIRECTIONS TO FIND 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. Take the next left hand turning just prior to reaching Jewells' Cross garage which leads into the village of Bridgerule, turn left into Littlebridge Meadows proceed into the development where the property will be found tucked in behind, with its driveway between Nos. 2 & 14. Proceed down the drive and the property will be found immediately in front of you.

EPC = To be confirmed The accommodation comprises (all measurements are approximate):

Entrance Hall

Living Room - 13'11" x 12'9" (4.24m x 3.89m)

Window to front elevation, under stairs cupboard. Double doors into-

Kitchen/ Diner - 15'10" x 8'4" (4.83m x 2.54m)

A well presented fitted kitchen comprises a range of base and wall mounted units with work surfaces over incorporating a stainless steel sink drainer unit. Built in oven with 4 ring ceramic hob and extractor system over. Plumbing and recess for washing machine, space for tall fridge/freezer. Ample space for a dining room table and chairs. Glazed sliding doors and window to rear elevation.

WC - 6'1" x 4'9" (1.85m x 1.45m)

Close coupled WC and wash hand basin.

First Floor

Bedroom 1 - 12'10" x 10'6" (3.9m x 3.2m)

A spacious double bedroom with window to front elevation. Extensive built in wardrobes. Door to-

Ensuite - 5'9" x 5'5" (1.75m x 1.65m)

A well presented fitted suite comprises an enclosed shower cubicle with mains fed shower connected. Close coupled WC and wash hand basin. Window to rear elevation.

Bedroom 2 - 14'3" x 9'4" (4.34m x 2.84m)

A generous sized double bedroom with windows to front and rear elevations.

Bedroom 3 - 9'3" x 8'11" (2.82m x 2.72m)

Window to rear elevation.

Bathroom - 6'8" x 5'7" (2.03m x 1.7m)

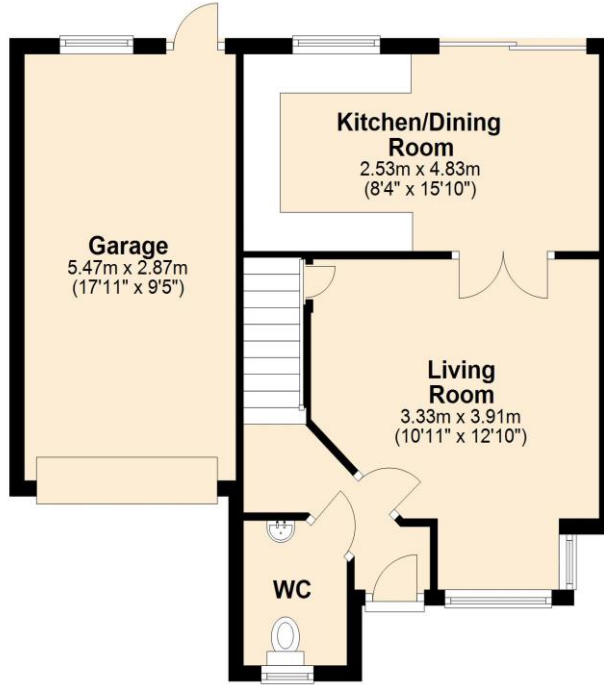
A superbly presented fitted suite comprises an enclosed panelled bath with shower attachment over. Close coupled WC and vanity unit with bowl wash hand basin. Window to rear elevation.

Garage - 7'11" x 9'5" (2.41m x 2.87m)

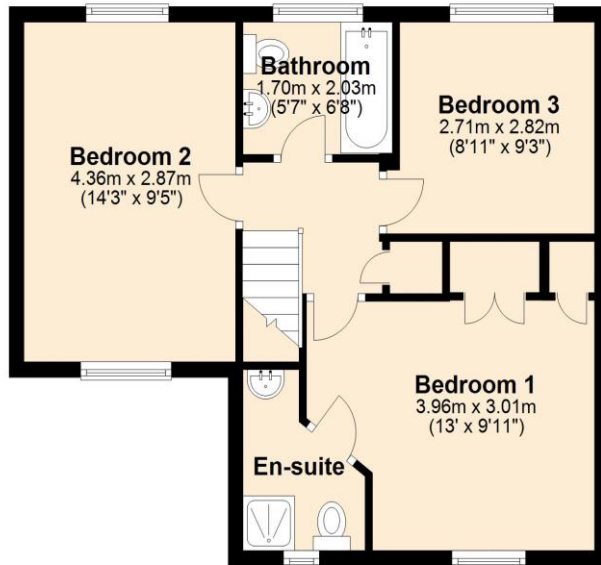
Up and over vehicle entrance door, power and light connected. Floor mounted oil fired central heating boiler supplies domestic hot water and heating systems. Window and door to rear elevation.

Outside - Tarmac driveway to the front providing off road parking. A level lawn area to the side with pedestrian access leading to the rear garden being principally laid to lawn with a variety of shrubs and plants and close boarded fencing bordering, providing a high degree of privacy. A paved patio area adjoins the rear of the property providing a perfect spot for alfresco dining.

Ground Floor



First Floor



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

