



Bond
Oxborough
Phillips

Changing Lifestyles

2 Berridon Cottages
Bradworthy
Holsworthy
Devon
EX22 7RY



Asking Price: £325,000 Freehold



Changing Lifestyles

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2 Berridon Cottages, Bradworthy, Holsworthy, Devon, EX22
7RY



- WELL PRESENTED
- SEMI DETACHED HOUSE
- 3 BEDROOMS
- BOASTING MANY CHARACTER FEATURES THROUGHOUT
- LARGE OFF ROAD PARKING AREA
- GENEROUS GARDEN
- QUIET LOCATION
- SITUATED ON THE EDGE OF THE POPULAR VILLAGE OF BRADWORTHY

An opportunity to acquire this well presented, semi detached, 3 bedroom cottage situated on the edge of the sought after village of Bradworthy. The residence boasts many character features throughout and benefits from large off road parking area and generous gardens. EPC TBC.



Situation

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. 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 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 is some 20 miles. The Cathedral and University city of Exeter with its intercity rail and motorway links is some 40 miles.

Directions

From Holsworthy proceed on the A3072 Bude road and on the edge of town, opposite the M & S Garage, turn right signed Bradworthy/Chilsworthy. Follow this road for 7 miles into the village square and take the left hand turn past Wickets Garage. Continue on this road for a short distance and the entrance to 2 Berridon Cottages can be found on the right hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.

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Entrance Hall - 5'2" x 3'3" (1.57m x 1m)

Access to large storage cupboard. Internal doors leading to kitchen/diner and living room.

Kitchen/Dining Room - 18'3" x 11'6" (5.56m x 3.5m)

A fitted kitchen comprising matching wooden wall and base mounted units with work surface over, incorporating a 1 1/2 ceramic sink drainer unit with mixer tap. Space for electric cooker with extractor over, under counter fridge and dishwasher. Ample room for dining table and chairs. Feature wood burning stove that heats the hot water. Windows to side elevation.

Living Room - 17'6" x 13'1" (5.33m x 4m)

A light and airy reception room with feature wood burning stove. Ample room for sitting room suite. Window and door to side elevation.

First Floor Landing - 13'10" x 2'5" (4.22m x 0.74m)

Access to useful airing cupboard housing hot water cylinder and loft space which is boarded with power and light connected.

Bedroom 1 - 18'1" x 7'11" (5.5m x 2.41m)

Double bedroom with built in wardrobe. Windows to side elevation.

Bedroom 2 - 11'2" x 9'9" (3.4m x 2.97m)

Double bedroom with window to side elevation.

Bedroom 3 - 10'2" x 8'6" (3.1m x 2.6m)

Window to side elevation.

Bathroom - 12' x 7'2" (3.66m x 2.18m)

A fitted suite comprising large shower cubicle, panel bath, pedestal wash hand basin, low flush WC and heated towel rail. Frosted window to front elevation.

External Utility Room - Space for freezer, plumbing for washing machine and tumble dryer.

Outside - The property is accessed via a shared drive, splitting off from the shared drive, it is own private drive which leads to a large off road parking area for several vehicles and gives access to the front entrance door. The main garden which attaches to

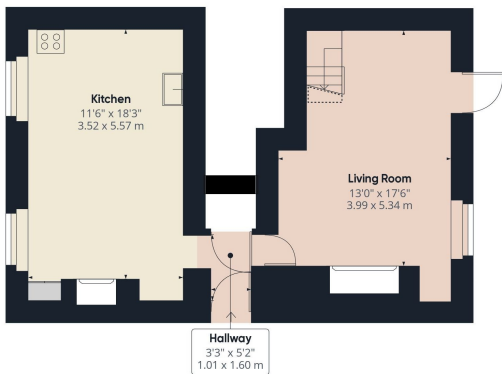
the property is principally laid to lawn and bordered by a wooden fence to the left hand side, mature hedges to the rear and a small bank on the right hand side. Adjoining the parking area is a second garden which is planted with mature trees and bordered by wooden fencing and a small bank.

EPC Rating - EPC rating TBC.

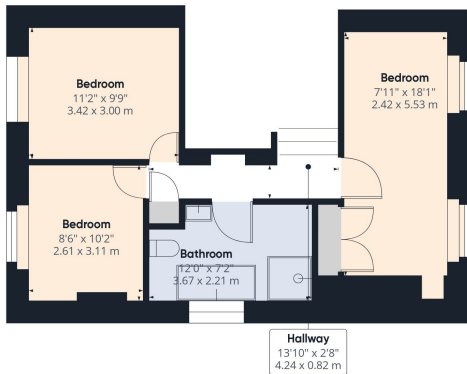
Services - Mains water, electricity and private drainage. Wood burning stove heats the hot water.

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





Floor 0



Floor 1



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.