

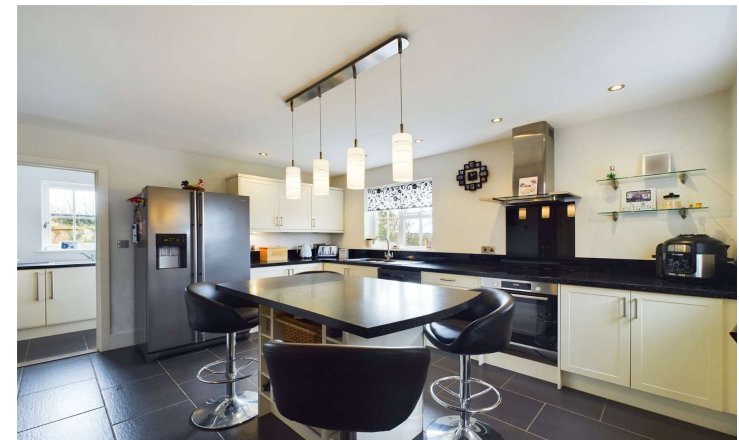


Bond
Oxborough
Phillips

Changing Lifestyles

3 Canal Rise
Bridgerule
Devon
EX22 7FF

Asking Price: £425,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

3 Canal Rise, Bridgerule, Devon, EX22 7FF

- SUPERBLY PRESENTED
- 4 BEDROOMS (1 EN-SUITE)
- 2 RECEPTION ROOMS
- UNDERFLOOR HEATING
- FAR REACHING VIEWS FROM FIRST FLOOR
- LEVEL GARDENS
- INTEGRAL GARAGE
- OFF STREET PARKING
- EPC: C
- COUNCIL TAX BAND: E



A superbly presented modern home with 4 bedrooms (1 en-suite) and 2 receptions, positioned in this sought after cul-de-sac only a 15 minute drive to the popular coastal town of Bude. The residence occupies a generous level plot with an integral garage, enclosed gardens and driveway/parking.



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Canal Rise 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.



Property Description

Covered Entrance

Entrance Hall - Engineered Oak flooring with staircase leading to first floor landing.

WC - 7'6" x 2'11" (2.29m x 0.9m)

Close coupled WC and wash hand basin. Opaque glazed window to front elevation.

Kitchen/Breakfast Room - 14'7" x 14'2" (4.45m x 4.32m)

An extensive range of base and wall mounted cupboards with work surfaces incorporating 1½ bowl composite sink drainer unit with modern mixer tap, 4 ring AEG hob with extractor hood over, built in oven, space and plumbing for dishwasher and American style fridge freezer. Central island unit with breakfast bar. Dual aspect windows and door to Living Room. Door to:

Utility Room - 11'11" x 4'9" (3.63m x 1.45m)

Fitted work surfaces incorporating stainless steel single drainer sink unit with mixer taps, space and plumbing for washing machine. Floor standing cupboards and larder cupboard. Window to side elevation and door to outside.

Living Room - 14'7" x 10'8" (4.45m x 3.25m)

A light and airy reception room with engineered Oak flooring. Double glazed doors to Conservatory and folding doors to:

Dining Room - 11'3" x 10'6" (3.43m x 3.2m)

Dual aspect reception room with engineered Oak flooring.

Conservatory - 9'8" x 8'11" (2.95m x 2.72m)

Fully glazed and overlooking the enclosed gardens.

First Floor Landing - Large landing with study area (7'3" x 5'9").

Bedroom 1 - 15'10" x 12'11" (4.83m x 3.94m)

A generous double bedroom with walk-in wardrobe and double opening doors to Balcony which enjoys a pleasant southerly aspect with far reaching views across the surrounding countryside.

Ensuite - 8'9" x 6'9" (2.67m x 2.06m)

Well appointed suite comprising large shower cubicle, close coupled WC and wash hand basin on oak pedestal.

Bedroom 2 - 10'8" x 9'8" (3.25m x 2.95m)

A double bedroom with dual aspect enjoying far reaching rural views across open rolling countryside. Built in wardrobe.

Bedroom 3 - 10'6" x 10'1" (3.2m x 3.07m)

Double bedroom with built-in wardrobe and dual aspect windows.

Bedroom 4 - 7'1" x 5'9" (2.16m x 1.75m)

Window to side elevation.

Bathroom - 10' x 7'7" (3.05m x 2.3m)

Fitted suite comprising freestanding bath, close coupled WC and wash hand basin on oak pedestal. Opaque glazed window to rear elevation.

Outside - Entrance driveway/parking area with access to garage. Level enclosed gardens principally laid to lawn with 2 large paved patio areas providing an ideal spot for al fresco dining bordered by panel fencing. Timber Garden shed.

Garage - 16'2" x 11'3" (4.93m x 3.43m)

Up and over vehicle entrance door. Power and light connected. Door to side elevation.

EPC - Rating C

Council Tax - Band E

Services - Mains Electric, water and drainage. Air source heating.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

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, continue along this road and follow round to the right whereupon the entrance to Canal Rise will be found within a short distance on the right hand side.

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.

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

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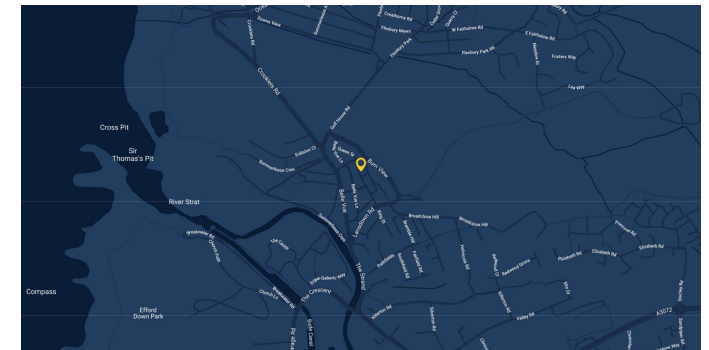
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