



Bond
Oxborough
Phillips

Changing Lifestyles

Springbank
Bridgerule
Holsworthy
EX22 7EN

Asking Price: £450,000 Freehold



Changing Lifestyles

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Springbank, Bridgerule, Holsworthy, EX22 7EN



- 3 BEDROOMS (1 ENSUITE)
- DETACHED BUNGALOW
- DOUBLE GARAGE
- OFF ROAD PARKING
- FRONT AND REAR GARDEN
- SOUGHT AFTER VILLAGE LOCATION
- STUNNING VIEWS
- EPC: B



An exciting opportunity to acquire this well presented, spacious, light and airy detached 3 bed bungalow (1 ensuite) with front and rear garden, off road parking and double garage. Situated in an elevation position on the edge of the popular village of Bridgerule with stunning views of the surrounding countryside and the Church. EPC B.



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Directions

From Holsworthy proceed on the A3072 Bude road for approximately 2 miles, and upon reaching Burnards House turn left signed Bridgerule. Follow this road for approximately 2.5 miles and upon reaching the 'T'-junction take the left hand turn. Continue up this road for a short distance and the property will be found on the right hand side.

Situation

Bridgerule offers traditional amenities including a popular local Inn, Church, Chapel and Primary School. 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, 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.

Entrance Hall - Spacious entrance hall providing access to useful storage cupboard and airing cupboard housing modern hot water cylinder.

Kitchen /Dining Room - 21'10" x 10'1" (6.65m x 3.07m)

Fitted with a range of matching wall and base mounted units with work surfaces over, incorporating a 1 1/2 sink drainer unit with mixer tap, induction hob and extractor over. Built in eye level double electric oven. Space and plumbing for washing machine and dishwasher. Ample room for dining room table and chairs. Window to front and rear elevations.

Utility Room - 17'4" x 4'9" (5.28m x 1.45m)

Fitted with a range of useful base units with work surfaces over incorporating a stainless steel sink drainer unit with mixer tap. Space for free standing fridge/freezer. Window and door to rear elevation. Internal door to double garage.

Living Room - 19'7" x 12'4" (5.97m x 3.76m)

Spacious, light and airy reception room with window to side elevation and double glazed French patio doors leading to the Conservatory. Feature fireplace housing wood burning stove.

Conservatory - 12'2" x 9'9" (3.7m x 2.97m)

Fully double glazed conservatory with double doors leading to the patio area.

Bedroom 1 - 15'1" x 9'10" (4.6m x 3m)

Double bedroom with built in wardrobe. Windows to front and side elevations.

Ensuite Shower Room - 6'10" x 6'7" (2.08m x 2m)

A fitted suite comprising large shower cubicle with mains fed shower over, pedestal wash hand basin and low level WC. Heated towel rail and extractor fan. Window to side elevation.

Bedroom 2 - 11'9" x 9'10" (3.58m x 3m)

Double bedroom with window to side elevation. Access to partly boarded loft space with power connected and retractable ladder.

Bedroom 3 - 11'11" x 9'1" (3.63m x 2.77m)

Window to side elevation.

Bathroom - 8' x 6'6" (2.44m x 1.98m)

A fully fitted suite comprising corner bath with mains fed shower over, pedestal wash hand basin and low level WC. Heated towel rail and extractor fan. Window to side elevation.

Outside - The property is approached via its own tarmacked entrance drive providing ample off road parking

for several vehicles and giving access to the double garage. The front garden has stunning views towards the church and is principally laid to lawn with a wooden fence to one side and mature hedges to the other. Side gates provide access to the rear garden which is principally laid to lawn with countryside views beyond. The rear garden is bordered by close boarded wooden fencing providing a high degree of privacy. Adjoining the rear of the residence is a paved patio area providing the ideal spot for alfresco dining. Within the rear garden there is a timber shed and greenhouse (10'02" x 8'05") and (8'04" x 8'04").

Double garage - Remote controlled electric roller vehicle entrance door.

Internal door to utility room and window to side elevation. The garage houses the "Firebird" oil fired boiler and is fitted with newly installed work benches, shelving and drawers. Power and light connected.

EPC Rating - EPC rating "B".

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

Services - Mains water, electricity and drainage. Privately owned photovoltaic solar panels. Oil fired central heating.





Total area: approx. 148.6 sq. metres (1599.7 sq. feet)
© 2014 Databorough - Maps - Not to Scale
Plan produced using PlanIt.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	90
(69-80)	C	82
(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	

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