

2 Macarthur Close
Bridgerule
Bridgerule
EX22 7EL

Asking Price: £650,000
Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

2 Macarthur Close, Bridgerule, Bridgerule, EX22 7EL



- NEW DETACHED MODERN FAMILY HOME
- SELECT DEVELOPMENT OF 5 PROPERTIES
- 4/5 BEDROOMS (1 EN-SUITE)
- SOLAR PANELS
- AIR SOURCE UNDERFLOOR HEATING TO GROUND & FIRST FLOOR
- DOUBLE GARAGE
- OFF ROAD PARKING
- REAR GARDENS ENJOYING PLEASANT SOUTHERLY ASPECT
- EPC: A
- Council Tax Band: TBA



PLOT 2 An exciting opportunity to purchase an exceptional large family residence in a select development of 5 properties in this delightful village nestled on the border of North Cornwall and Devon. These striking modern homes comprise 4 double bedrooms (1 en-suite), office, lounge, kitchen/diner, utility, double garage, solar panels and air source heat pump with underfloor heating to ground & first floor. Driveway and garden to front, rear gardens enjoying southerly aspect. Contact the appointed agent **Bond Oxborough Phillips Bude** for further details and to arrange a viewing in person or via a virtual tour.



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Located in this sought after village on the Cornwall/ Devon border which offers traditional amenities including, 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.



Property Description

Entrance Hall - Fitted Karndean flooring. Downstairs WC. Useful built in storage cupboards. Staircase leading to first floor landing. Door to integral garage.

Lounge - 22'1" x 14' (6.73m x 4.27m)

Generous reception room with dual aspect windows to front and rear elevation.

Kitchen/Diner - 18'8" x 16'8" (5.7m x 5.08m)

Fitted kitchens will comprise a range of integrated Neff appliances including hob, built in oven, separate microwave oven, dishwasher and full size fridge. Dual aspect windows to rear and side elevation. Fitted Karndean flooring.

Utility - 10'10" x 5'6" (3.3m x 1.68m)

Base and wall mounted units with work surfaces over incorporating stainless steel sink drainer unit with mixer tap and integrated full size freezer. Door to outside.

WC - 5'3" x 3' (1.6m x 0.91m)

Concealed Cistern WC, wall hung vanity unit with inset wash hand basin.

First Floor Landing - Built in airing/storage cupboards.

Bedroom 1 - 15'6" x 14'1" (4.72m x 4.3m)

Double bedroom with built in wardrobes and dual aspect windows.

Ensuite - 13'6" x 6'1" (4.11m x 1.85m)

Fitted Duravit and Hansgrohe bathroom suite with Karndean flooring and twin windows to front elevation.

Bedroom 2 - 11'11" x 10'4" (3.63m x 3.15m)

Double bedroom with window to rear elevation.

Bedroom 3 - 10'5" x 9'8" (3.18m x 2.95m)

Double bedroom with window to front elevation.

Bedroom 4 - 14'4" x 8'7" (4.37m x 2.62m)

Double bedroom with window to front elevation.

Study/ Bedroom 5 - 10'4" x 6'2" (3.15m x 1.88m)

Window to rear elevation.

Bathroom - 10'1" x 5'11" (3.07m x 1.8m)

Fitted Duravit and Hansgrohe bathroom suite with Karndean flooring and twin windows to side elevation.

Integral Garage - 19'6" x 18'11" (5.94m x 5.77m)

Hormann electric garage door power and light connected.

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Outside - The residence will be accessed via a tarmac entrance driveway providing ample off road parking for 4 cars with an adjoining front lawn garden area. Access round both sides of the property leads to the generous rear gardens which will be laid to lawn with an extensive patio section adjoining the rear of the dwelling.

Agents Note - Internal photos have been taken from plot 4 to be used as a guide. PLOT 2 expected build completion date June/July 2024. Outside photos have been taken from PLOT 3 and have been edited to show lawn which is included within the sale. Carpets are included.

Each property will be liable for a proportionate share of the drive and drainage system.

Services - Air source heat pump, solar panels.

Council Tax - Band to be assigned by Torridge District Council.

EPC - Predicted A.

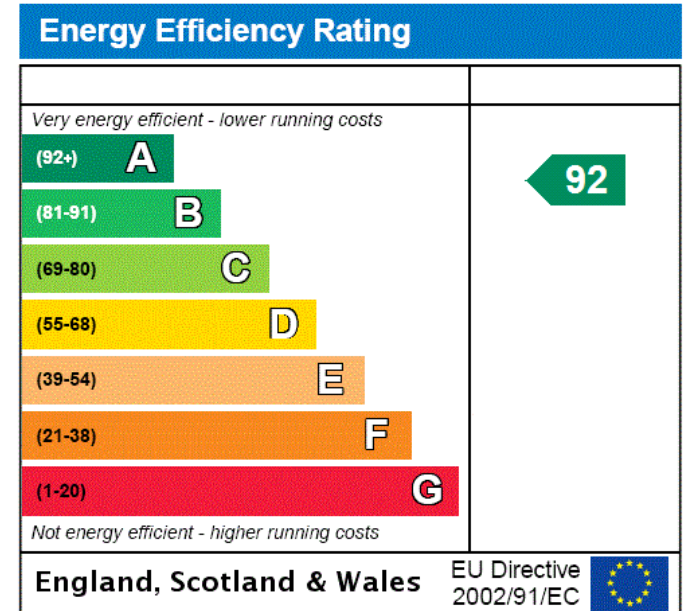


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Directions

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 and turn left just before Jewells Cross Garage. Follow the road for approximately 3/4 mile and upon reaching the T-Junction turn left. Proceed along this road for approx 1/2 mile passing through the centre of the village and just after the bridge take the next left. Continue for a short distance whereupon a sale board for the development will be found on your right.

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

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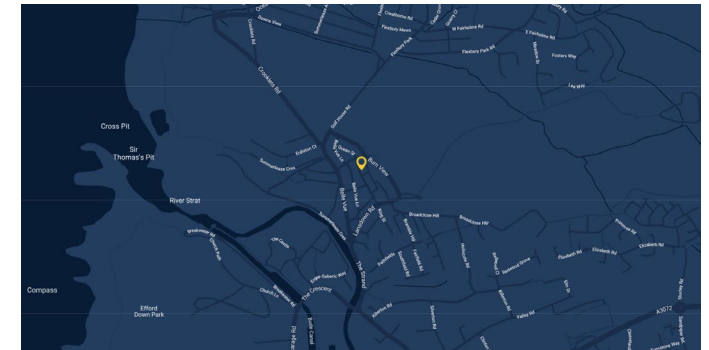
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If you are considering selling or letting your home,
please contact us today on 01288 355 066 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

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for a free conveyancing quote and
mortgage advice.



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