



Bond
Oxborough
Phillips

Changing Lifestyles

Derby House
North Road
Bradworthy
Holsworthy
Devon
EX22 7TJ

Asking Price: £360,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Derby House, North Road, Bradworthy, Holsworthy, Devon, EX22 7TJ



- 3 BEDROOMS
- 1 ENSUITE
- DETACHED HOUSE
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- OFF ROAD PARKING
- GARAGE
- ENCLOSED GARDENS
- WALKING DISTANCE TO AMENITIES
- EPC: C
- COUNCIL TAX BAND: C



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A great opportunity to acquire this modern, well presented and spacious 3 bedroom (1 ensuite) detached house situated within the heart of the highly sought after village of Bradworthy. The residence benefits from PVCu double glazing, air source heat pump, off road parking for several vehicles, garage and enclosed rear garden. EPC rating "C".

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, etc. 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 safe 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 dual carriageway 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 Bude Road Garage, turn right signed Bradworthy/Chilsworthy. Follow this road for 7 miles into the village square and continue straight on signed Hartland. Continue on this road past the turning to Elizabeth Lea Close and the entrance drive for Derby house can be found immediately after on the right hand side with its name plaque clearly displayed.

Entrance Hall - 18'1" x 6'8" (5.5m x 2.03m)

Access to first floor landing. Useful under stairs cupboard.

Kitchen/Dining Room - 19'5" x 10'11" (5.92m x 3.33m)

A modern fitted kitchen comprising matching wall and base mounted units with work surfaces over incorporating a stainless-steel sink drainer unit with mixer tap. Space for feature "Rangemaster" electric oven with 5 rings gas hobs and extractor over. Built in fridge/freezer and dishwasher. Ample room for dining room table and chairs. Window to rear elevation and double doors leading to enclosed garden.

Living Room - 18'9" x 11' (5.72m x 3.35m)

Light and airy triple aspect reception room with window to front, side and rear elevation. Feature fireplace housing wood burning stove.

Utility Room - 7'4" x 7'3" (2.24m x 2.2m)

Fitted with a range of matching wall and base mounted units with work surfaces over incorporating a stainless steel sink drainer unit with taps over. Space and plumbing for washing machine. Cupboard housing hot water cylinder.

Cloakroom - 7'4" x 3'4" (2.24m x 1.02m)

Fitted with a low flush WC and pedestal wash hand basin. Window to side elevation.

Garage - 18'6" x 9'6" (5.64m x 2.9m)

Manual up and over vehicle entrance door to front elevation. Pedestrian door to side and window to rear elevation. Power and light connected.

First Floor Landing - 10'7" x 6'8" (3.23m x 2.03m)

Access to useful storage cupboard. Window to rear elevation.

Bedroom 1 - 12'7" x 11' (3.84m x 3.35m)

Spacious double bedroom with built in wardrobes. Window to rear elevation.

Ensuite Shower Room - 7'11" x 6'4" (2.41m x 1.93m)

Fitted with a large shower cubicle, low flush WC, pedestal wash hand basin and heated towel rail. Window to rear elevation.

Bedroom 2 - 11'5" x 11' (3.48m x 3.35m)

Double bedroom with built in wardrobes. Window to front elevation.

Bedroom 3 - 11' x 6'11" (3.35m x 2.1m)

Built in wardrobes. Window to rear elevation.

Family Bathroom - (Max) 9'9" x 7'1" ((Max) 2.97m x 2.16m)

Fitted with a panel bath with shower attachment over, low flush WC, pedestal wash hand basin and heated towel rail. Window to front elevation.

Outside - The property is approached via its own tarmacked drive providing off road parking for several vehicles and giving access to the front entrance door and single garage. The drive is bordered by close boarded wooden fencing and planted with a variety of mature flowers and shrubs. Gates lead down both sides of the property to the enclosed rear garden, with one side recently being planted with a range of herbs. The rear garden is principally laid to lawn and bordered by a variety of mature flowers and shrubs with close boarded wooden fencing providing a high degree of privacy. Adjoining the rear of the property is a paved patio area providing the ideal spot for alfresco dining.

Services - Mains water, electricity and drainage. Air source heat pump.

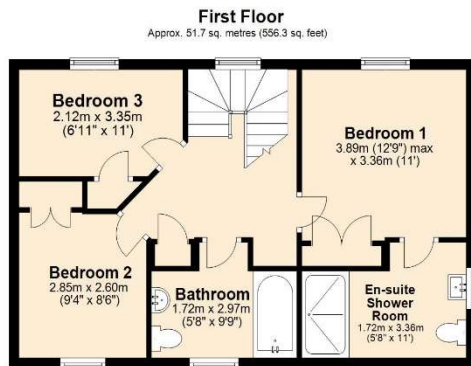
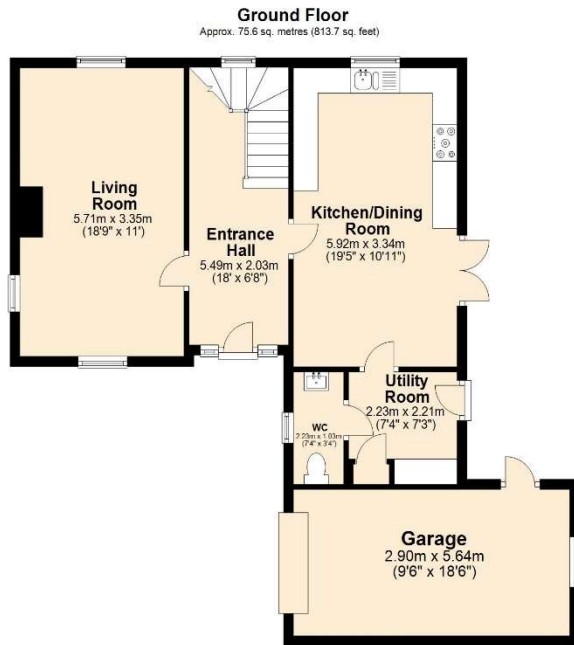
EPC Rating - EPC rating "C".

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

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Floorplan (not to scale)



Total area: approx. 127.3 sq. metres (1370.1 sq. feet)

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



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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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