



Bond
Oxborough
Phillips

Changing Lifestyles

8 Tuckers Park
Bradworthy
Holsworthy
Devon
EX22 7TL

Asking Price: £315,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

8 Tuckers Park, Bradworthy, Holsworthy, Devon, EX22 7TL



- END TERRACE FAMILY HOME
- 3 DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- 2 BATHROOMS & CLOAKROOM
- FRONT AND REAR GARDEN
- OFF ROAD PARKING
- SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE TO A RANGE OF AMENITIES
- NO ONWARD CHAIN



Situated in the heart of the popular village of Bradworthy, being within level walking distance to a range of amenities is this versatile family home. 8 Tuckers Park offers spacious accommodation comprising 2 reception rooms, 4 double bedrooms, 2 bathrooms and cloakroom, along with front and rear gardens and off road parking. EPC E.



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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 to the end of North Road and the entrance to Tuckers Park will be found on the left hand side. Continue into the cul-de-sac, keeping to the right, continue for a short distance and the entrance of 8 Tuckers Park can be found on the right hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.

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.



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Internal Description

Entrance Porch - 6' x 3' (1.83m x 0.91m)

Window to side and rear elevations. Internal door leading to the inner hallway.

Inner Hallway - 9'3" x 6'3" (2.82m x 1.9m)

Staircase leading to first floor landing with useful storage cupboard underneath.

Bathroom - 9'4" x 5'8" (2.84m x 1.73m)

A newly fitted suite comprising a concealed cistern WC, with adjoining vanity unit with inset wash hand basin with mixer tap. "P" shaped bath with electric "Triton" shower over and heated towel rail. Access to useful storage cupboard. Frosted windows to side and rear elevations.

Living Room - 16' x 10'5" (4.88m x 3.18m)

Light and airy reception room with window to front elevation. Space for open fire place, with slate hearth. Ample room for sitting room suite.

Kitchen - 12'10" x 10'4" (3.9m x 3.15m)

A bespoke designed kitchen comprising a range of matching wall and base mounted units with work surfaces over, incorporating a stainless steel 1 1/2 sink drainer unit with mixer tap. Built in appliances include "Lemona" 4 ring electric hob and eye level oven, fridge/freezer and dishwasher. Feature Rayburn used for cooking, the hot water and heating. Window to side elevation.

Dining/Utility Room - 16'3" x 12'10" (4.95m x 3.9m)

Ample room for large dining table and chairs. Under counter storage units with work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap. Plumbing for washing machine. Space to hang coats and store shoes. Window and door to side elevation.

Bedroom 4/2nd Reception Room - 15'11" x 11'5" (4.85m x 3.48m)

A versatile room, currently being used as a spacious double bedroom, but alternatively could be used as a 2nd reception room. Double glazed French patio doors leading to the garden. Windows to side and rear elevations.

Shower Room - 9'4" x 3'11" (2.84m x 1.2m)

A matching 3 piece suite comprising vanity unit with inset wash hand basin and concealed cistern WC. Large walk in shower cubicle with electric "Triton" shower over and heated towel rail. Frosted window to side elevation. Internal doors leading to the utility area and bedroom 4/2nd reception room.

First Floor Landing - Access to useful storage cupboard and loft hatch. Window to side elevation.

Bedroom 1 - 13'8" x 10'5" (4.17m x 3.18m)

Spacious double bedroom with window to front elevation.

Cloakroom - 4' x 2' (1.22m x 0.6m)

Fitted with a vanity unit with inset wash hand basin and low flush WC.

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Bedroom 2 - 13' x 9'1" (3.96m x 2.77m)

Double bedroom with built in wardrobes. Window to rear elevation, overlooking the garden and countryside beyond.

Bedroom 3 - 10'5" x 9'4" (3.18m x 2.84m)

Double bedroom with window to side elevation.

Outside - The property is approached via its own gravelled drive providing off road parking for several vehicles and giving access to the side door and entrance porch. A path to the side of the property provides access to the front and rear garden. The front garden is principally laid to lawn and bordered by a small concrete wall and decorated with some mature shrubs. To the rear of the property the garden is principally laid to lawn and bordered by mature hedges, a devon bank to the rear and close boarded wooden fencing, providing a high degree of privacy. Adjoining the rear of the property is a raised decking area, providing the ideal spot for alfresco dining and entertaining. Within the back garden there is a useful timber shed.

Services - Mains water, electric and drainage. Solid fuel Rayburn for cooking and supplying the heating and hot water.

EPC Rating - EPC rating E (46), with the potential to be D (60).

Valid until August 2034.

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

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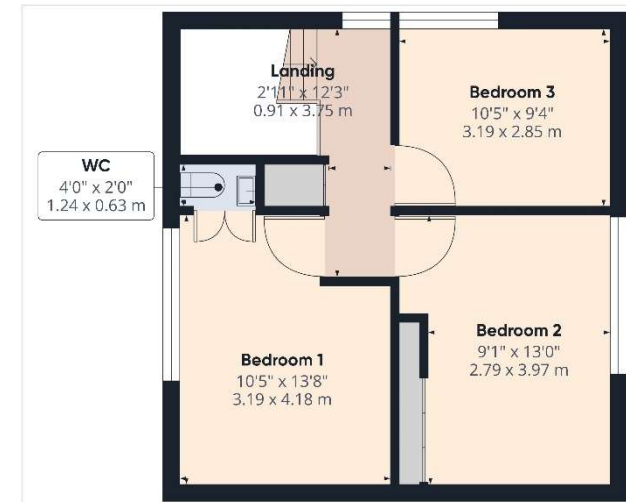
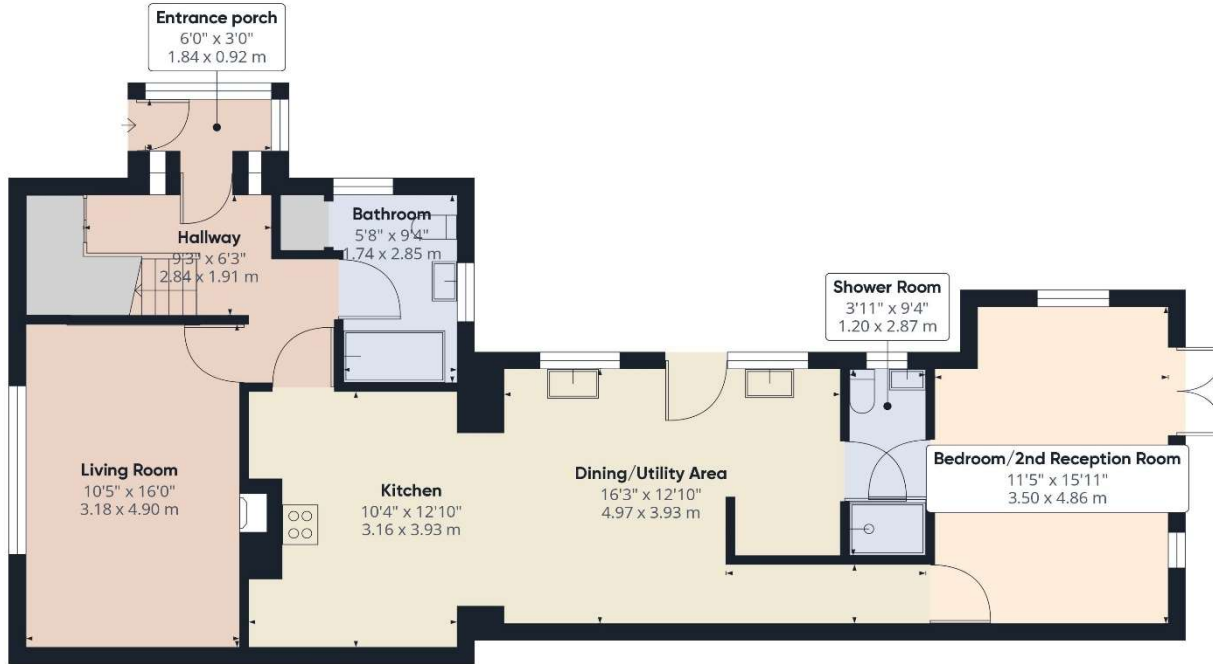


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We are here to help you find and buy your new home...

Albion House
4 High Street
Holsworthy
Devon
EX22 6EL

Tel: 01409 254 238

Email: holsworthy@bopproperty.com

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If you are considering selling or letting your home, please contact us today on 01409 254 238 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

01409 254 238

for a free conveyancing quote and
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	