



Bond
Oxborough
Phillips

Changing Lifestyles

38 Southfields
Bridgerule
Holsworthy
Devon
EX22 7DX

Asking Price: £300,000 Freehold



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01409 254 238
holsworthy@boproperty.com

38 Southfields, Bridgerule, Holsworthy, Devon, EX22 7DX



- DETACHED FAMILY HOME
- 4 BEDROOMS (1 ENSUITE)
- CONSERVATORY
- INTEGRAL GARAGE AND DRIVEWAY
- SOUTH FACING GARDEN
- STUNNING COUNTRYSIDE VIEWS
- GREAT LOCATION ON THE CORNWALL/DEVON BORDER
- NO ONWARD CHAIN
- EPC: C
- Council Tax Band:



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Overview

An opportunity to acquire this 4 bedroom (1 ensuite) detached house in this quiet village location located in on the Cornwall/ Devon border. The residence offers spacious and versatile accommodation throughout and benefits from stunning views over the surrounding countryside. Enclosed south facing rear gardens. Integral garage and entrance driveway providing ample off road parking, with under cover storage area beneath. Available with no onward chain. EPC C

Location

Located on this friendly residential development of quality bungalows and houses, 38 Southfields is within a short walk of the centre of Bridgerule, which offers traditional amenities including Post Office/Village Stores, 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 - Access to useful under stairs storage cupboard. Stairs leading to first floor landing.

Kitchen - 11'7" x 9' (3.53m x 2.74m)

A fitted kitchen comprising a range of matching wall and base units with worksurfaces over, incorporating a stainless steel 1 1/2 sink drainer unit with mixer tap. Space for electric

oven with extractor over, under counter fridge and washing machine. Room for dining table and chairs. Window to front elevation.

Living/Dining Room - 18'10" x 14'8" (5.74m x 4.47m)

A spacious, light and airy reception room with window and sliding doors to rear elevation. Ample room for sitting room suite and dining table and chairs.

Conservatory - 11'7" x 9'5" (3.53m x 2.87m)

Windows to side and rear elevations, enjoying views of the garden and countryside beyond. Double glazed French patio doors lead to the rear garden.

WC - 5'1" x 4'2" (1.55m x 1.27m)

Fitted with a close coupled WC and pedestal wash hand basin.

Bedroom 4/ Study - 12'1" x 8' (3.68m x 2.44m)

A versatile room, well suited as a home office space or alternatively another bedroom if required. Window to front elevation.

First Floor - Access to airing cupboard. Velux window.

Bedroom 1 - 10'5" x 9'9" (3.18m x 2.97m)

A generous size double bedroom with window to rear elevation enjoying views over the surrounding farm land.

Ensuite - 6'6" x 4' (1.98m x 1.22m)

A fitted suite comprises an enclosed shower cubicle with electric power shower connected, close coupled WC and wash hand basin.

Bedroom 2 - 10'3" x 8'11" (3.12m x 2.72m)

A double bedroom with window to rear elevation.

Bedroom 3 - 8'10" x 7'6" (2.7m x 2.29m)

Window to front elevation.

Bathroom - 5'10" x 5'6" (1.78m x 1.68m)

A fitted suite comprises an enclosed panelled bath, close coupled WC and wash hand basin. Frosted window.

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Integral Garage - 18' x 8'6" (5.49m x 2.6m)

Up and over vehicle entrance door. Power and light connected. Space and plumbing for washing machine and tumble dryer. Internal door leading to the first floor landing.

Outside - To the front of the property is a driveway providing ample off road parking, giving access to the integral garage. Steps lead down to the front door with access to a storage area located under the drive. A pedestrian access to the side leads to the enclosed south facing gardens which is principally laid to lawn with a paved area adjoining the property. Fantastic views over the surrounding countryside to the rear.

Services - Mains electricity, water and drainage. Oil fired central heating.

EPC Rating - EPC rating C (70) with the potential to be B (83). Valid until September 2034.

Directions

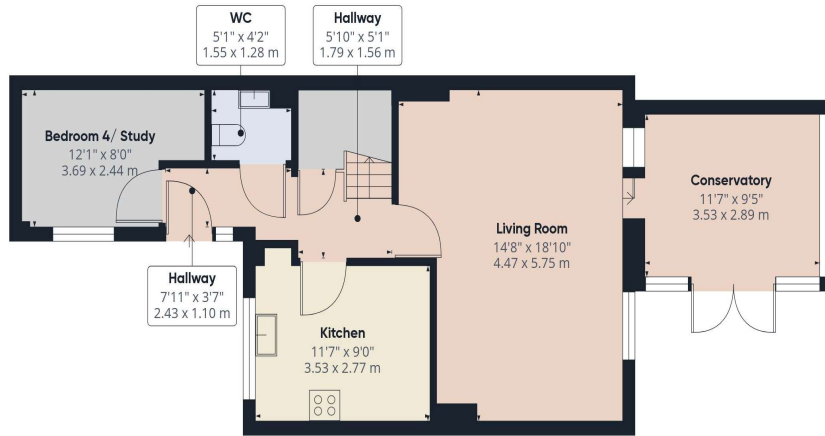
From Holsworthy proceed along the A3072 towards Bude, continue on this road for approximately 2.3 miles and take the left hand turn sign posted Bridgerule. Follow this road for approximately 3 miles and at the junction take the right hand turn into Bridgerule. Continue through the village and after a short distance the entrance to Southfields will be found on the left hand side. Proceed for a short distance whereby the property will be found on the right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

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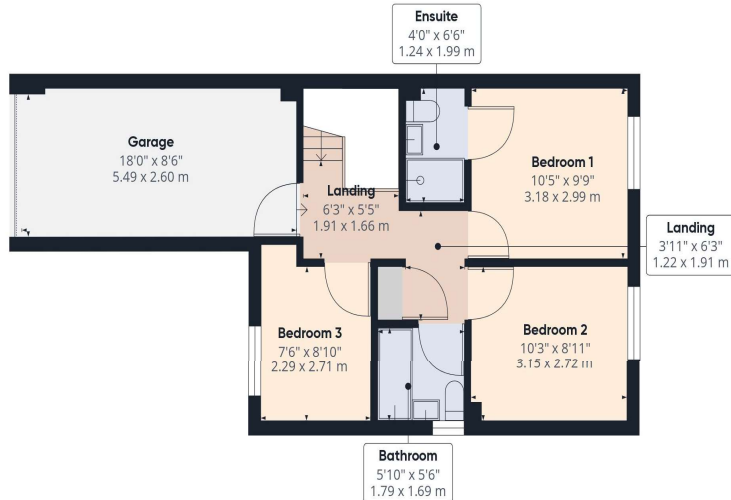
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Floorplan



Floor 0



Floor 1

Have a property to sell or let?

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.

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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