

Craven Cottage
4 Bailey Terrace
Bridgerule
Holsworthy
Devon
EX22 7ER

Asking Price: £200,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Craven Cottage, 4 Bailey Terrace, Bridgerule, Holsworthy, Devon, EX22 7ER



- MID TERRACE COTTAGE
- WELL PRESENTED THROUGHOUT
- 2 DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- SOUGHT AFTER VILLAGE LOCATION
- SITUATED ON THE DEVON/CORNWALL BORDER
- IDEAL FIRST TIME BUYER PURCHASE
- EPC: D
- Council Tax Band: A



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Overview

An opportunity to acquire this charming, 2 double bedroom, mid terrace cottage, offering well-presented and spacious accommodation throughout with enclosed rear garden. The residence benefits from being situated within the sought after village of Bridgerule, with great links to Holsworthy and the North Cornish Coastline. EPC D.

Location

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.

Living/Dining Room - 13'3" x 12'8" (4.04m x 3.86m)

Light and airy reception room with feature fireplace, housing wood burning stove, with slate hearth, wooden mantle, stone surround and clome oven. Ample room for sitting room suite and dining table and chairs. Stairs leading to first floor landing. Windows and door to front elevation.

Kitchen - 16' x 7'7" (4.88m x 2.3m)

Fitted with a range of matching wall and base mounted units with work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap. Space for electric oven, with 4 ring hob and extractor over. Space for free standing fridge/freezer, additional under counter freezer. Plumbing for washing machine and dishwasher. Window to side elevation.

First Floor Landing - 6'4" x 4'5" (1.93m x 1.35m)

Access to loft hatch.

Bedroom 1 - 12'4" x 7'7" (3.76m x 2.3m)

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

Bedroom 2 - 10'10" x 8'2" (3.3m x 2.5m)

Double bedroom with windows to rear elevation.

Bathroom - 9'9" x 4'5" (2.97m x 1.35m)

A matching white fitted suite comprising panel bath with jacuzzi setting, vanity unit with inset wash hand basin, low flush WC and heated towel rail.

Outside - An enclosed garden is accessed to the rear from the first floor with a paved patio area providing the ideal spot for alfresco dining. Timber garden sheds and a small lawn area.

EPC Rating - EPC Rating D (55) with the potential to be B (83). Valid until November 2031.

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

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

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 turn right, proceeding over the bridge. Continue on this road, passing the Bridge Inn pub on your right, and the property will be found after a short distance on the right hand side.

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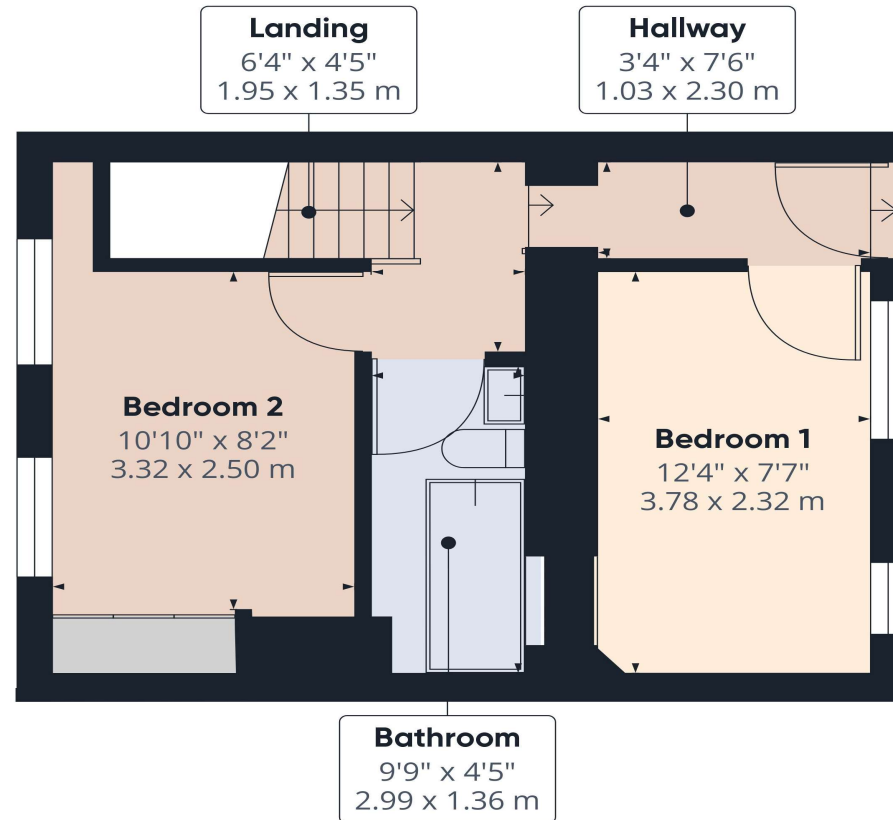
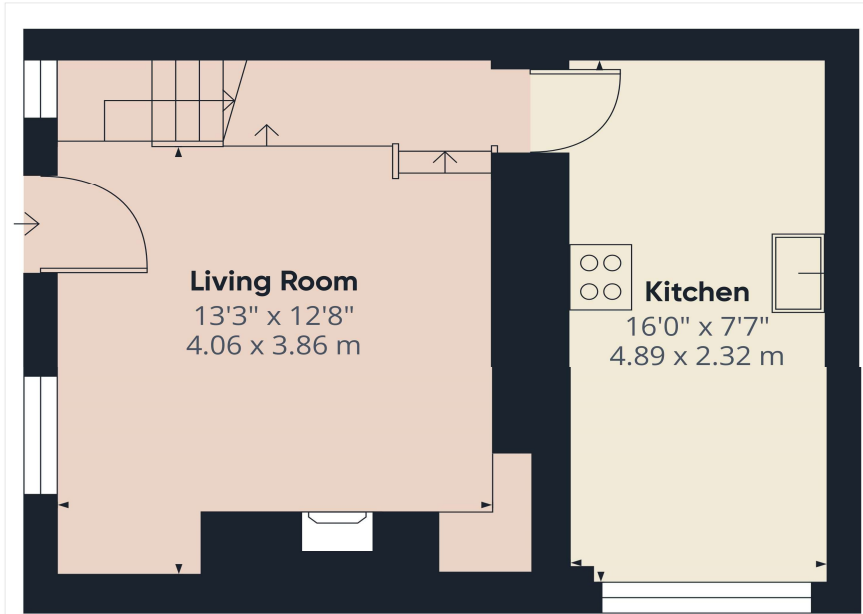
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Floorplan



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