



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Fairlea  
18 Manor Park  
Bradworthy  
Holsworthy  
Devon  
EX22 7RG

**Asking Price: £279,950 Freehold**



**Changing Lifestyles**

**01409 254 238**  
**holsworthy@boproperty.com**

Fairlea, 18 Manor Park, Bradworthy, Holsworthy, Devon, EX22 7RG



- LINK-DETACHED HOUSE
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- GREAT COUNTRYSIDE VIEWS
- ADJOINING GARAGE
- OFF ROAD PARKING FOR 2 VEHICLES
- FRONT & REAR GARDENS
- SHORT WALK OF VILLAGE AMENITIES
- NO ONWARD CHAIN
- EPC: Rating D.

**Nicely situated on this small village edge cul-de-sac, with some great countryside views and only a short walk from Bradworthy's excellent range of amenities/primary school, is this oil fired centrally heated, "Mahogany" PVCu double glazed, 2 reception room, 3 bedroom, link-detached house with adjoining garage, off road parking, and gardens to front and rear. Available with no onward chain. EPC=D**



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## Location

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.

**THE ACCOMMODATION COMPRISES** (all measurements are approximate):-

**ENTRANCE HALL** Fitted carpet. Radiator. Cloak hooks. Telephone point.

**CLOAKROOM** White low level WC and wash hand basin. Tiled splashbacking. Vinyl floor. Opaque PVCu double glazed window to front.

**LIVING ROOM** 17'9" x 13'2" (5.4m x 4.01m) PVCu double glazed window to front. Stone fireplace with timber mantle and tiled hearth. TV point. Radiator. Stairs rising to First Floor with cupboard below. Fitted carpet.

**DINING ROOM** 10' x 8'11" (3.05m x 2.72m) Fitted carpet. PVCu double glazed window to rear with superb countryside views. Radiator.

**KITCHEN** 10'1" x 8'3" (3.07m x 2.51m) Vinyl floor. PVCu double glazed window to rear with a lovely aspect to surrounding countryside. "Granite effect" worksurfaces. Base and wall units. Inset 4 ring "Smeg" electric hob with illuminated extractor, and "Belling" oven below. Stainless steel sink/drain unit. Tiled splashbacking. Plumbing for washing machine. Wine rack. Space for upright fridge/freezer. PVCu double glazed door to outside.

**FIRST FLOOR LANDING** Fitted carpet extending to stairs. Access to insulated roof space. Built-in shelved airing cupboard.

**BEDROOM 1** 12'10" (3.9) x 9'9" (2.97) plus door recess. Fitted carpet. Built-in wardrobe. Radiator. PVCu double glazed window to front.

**BEDROOM 2** 10'5" x 8'6" (3.18m x 2.6m) Fitted carpet. Built-in wardrobe. PVCu double glazed window to rear enjoying a great rural aspect over adjoining countryside. Radiator.

**BEDROOM 3** 'L'-shaped max measurements 9'7" (2.92) x 7'8" (2.34) Fitted carpet. Built-in wardrobe. Radiator. PVCu double glazed window to front.

**BATHROOM** 6'10" x 5'6" (2.08m x 1.68m) 3 piece white suite with a "Triton" shower over bath. Tiled splashbacking. Radiator. Opaque PVCu double glazed window to rear.

**OUTSIDE** The front garden is laid to lawn with flowerbed. Tarmac drive providing useful off road parking for 2 vehicles, and giving access to the:

**ADJOINING GARAGE** 18'4" x 9'1" (5.6m x 2.77m) Up and over door. Rear pedestrian door. Oil fired boiler. Light and power connected. Water tap.

The enclosed rear garden has a Devon bank running along the back, and adjoins farmland with lovely unspoilt views to the surrounding countryside. Gated pedestrian path to front. Level lawn. Flowerbed. Plastic oil storage tank. Plastic garden store.

**SERVICES** Mains water, electricity, and drainage.

**COUNCIL BAND** Band 'C' (please note this council band may be subject to reassessment).

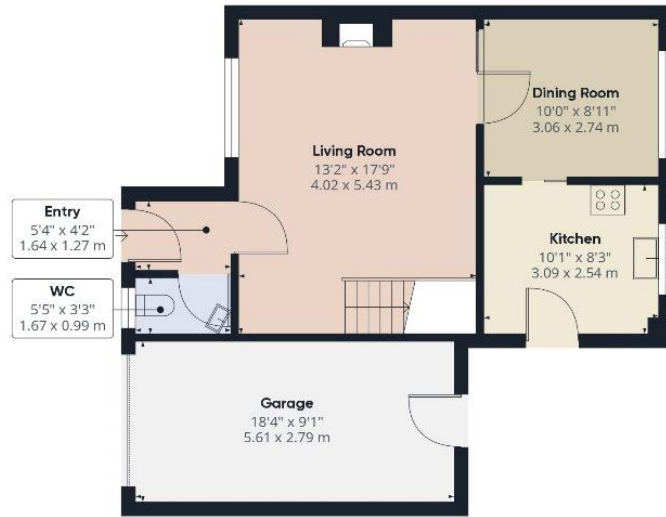
**EPC RATING** Rating D.

**AGENTS NOTE** Please note, the vendor is an employee of Bond Oxborough Phillips.

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FLOORPLAN (not to scale - for identification purposes only)



Floor 0



Floor 1

## Directions To Find

From the centre of Holsworthy proceed on the A3072 Bude road and on the edge of town, opposite the BP Garage, turn right signed Bradworthy. Follow this road for about 7 miles and upon entering the village the entrance to Manor Park will be found on the right hand side, with Fairlea being located at the end of cul-de-sac.



## Have a property to sell or let?

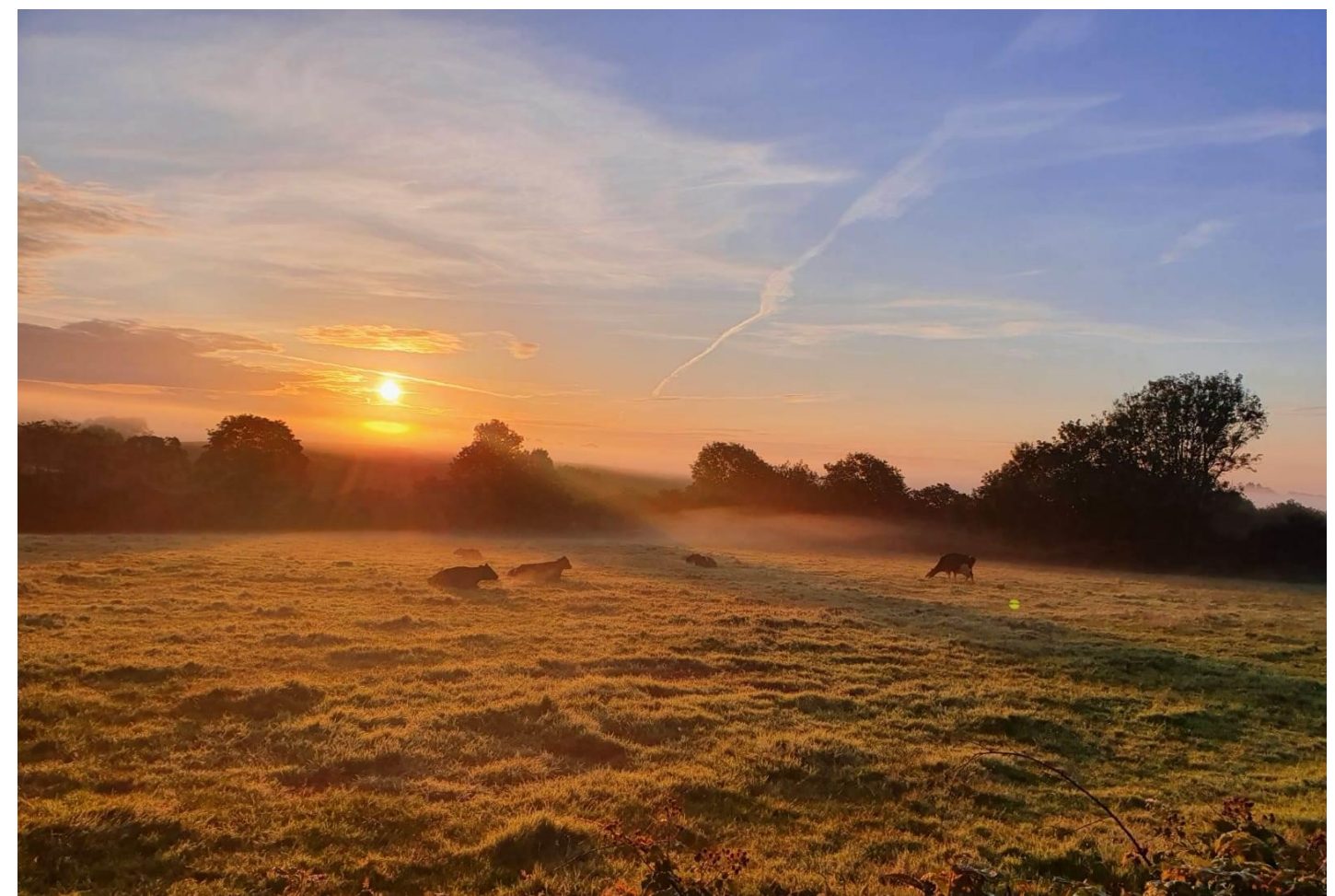
If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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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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