



24 Ford Crescent  
Bradworthy  
Holsworthy  
Devon  
EX22 7QR

**Asking Price: £340,000 Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

24 Ford Crescent, Bradworthy, Holsworthy, Devon, EX22 7QR



- 2 DOUBLE BEDROOMS
- DETACHED BUNGALOW
- GENEROUS SIZE GARDENS
- AMPLE OFF ROAD PARKING
- INTEGRAL GARAGE
- WELL PRESENTED THROUGHOUT
- SOLAR PANELS
- SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE TO LOCAL AMENITIES
- EPC: E
- Council Tax Band: D



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# Changing Lifestyles

## Overview

The residence occupies a prime corner plot in this sought after self-contained rural village, being within a short level walk to a comprehensive range of local amenities. This stunning 2 bedroom detached bungalow, offers superbly presented accommodation throughout with generous sized gardens backing onto open countryside. Extensive off road parking and a integral garage. Solar Panels. Internal viewing recommended. EPC E

## 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.

## Entrance Hall

### Living Room - 19'7" x 18'3" (5.97m x 5.56m)

A spacious room with ample space for a living room suite and a dining room table and chairs. A feature fireplace with

a slate hearth, houses a wood burning stove. Window to front and French glazed double doors to rear.

### Kitchen/ Diner - 11'9" x 10'11" (3.58m x 3.33m)

A well presented kitchen comprises a matching range of base and wall mounted units with work surfaces over, incorporating an inset 1 1/2 steel sink with mixer taps over. Range cooker. Built in high level double oven and countertop 5 ring ceramic hob. Built in fridge. Space for breakfast table and chairs. Window to rear elevation enjoy a pleasant aspect over the garden and the countryside beyond.

### Utility Room - 9'7" x 5'6" (2.92m x 1.68m)

Base mounted units with work surfaces over, with an inset stainless steel sink unit. Plumbing and recess for washing machine and tumble dryer. Window and door to rear elevation.

### WC - 5'7" x 2'9" (1.7m x 0.84m)

Close coupled WC and wash hand basin.

### Bedroom 1 - 11'11" x 11'9" (3.63m x 3.58m)

A light and airy dual aspect room with windows to side elevations. Built in wardrobes.

### Bedroom 2 - 11'9" x 9'8" (3.58m x 2.95m)

A double bedroom with window to rear and side elevation. Built in wardrobes.

### Bathroom - 9'8" x 5'6" (2.95m x 1.68m)

A superbly presented fitted suite comprises an enclosed panelled 'P' bath with power shower over. Vanity unit with concealed cistern WC and inset wash hand basin. Tall storage unit. Window to side.

### Garage - 16'1" x 12'8" (4.9m x 3.86m)

Up and over vehicle entrance door. Power and light connected. Pedestrian door into property.

**Outside** - The property has a generous size frontage providing ample off road parking with a tarmac and gravel laid areas. Pedestrian access round the side of the property gives access to the rear gardens, which are a great size being

a corner plot, principally laid to lawn with a mix of natural Devon Bank boundaries and walls. Raised timber decking provides the ideal spot for alfresco dining whilst enjoying a lovely view to the rear.

**Services** - Mains electricity, water and drainage. Newly installed oil fired central heating. Solar panels.



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## Floorplan



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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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## Directions

From the centre of Holsworthy proceed on the A3072 Bude road and on the edge of town turn right signed Bradworthy/Chilsworthy. Follow this road for approximately 7 miles and upon entering the village at Littleford Cross, turn right, and then take the immediate left hand turning into Ford Crescent, taking the next right hand turning where No.24 will be found at the end on the right.



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