



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

6 Bailey Terrace  
Bridgerule  
Holsworthy  
Devon  
EX22 7ER

**Asking Price: £235,000**

**Freehold**



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01409 254 238  
holsworthy@boproperty.com

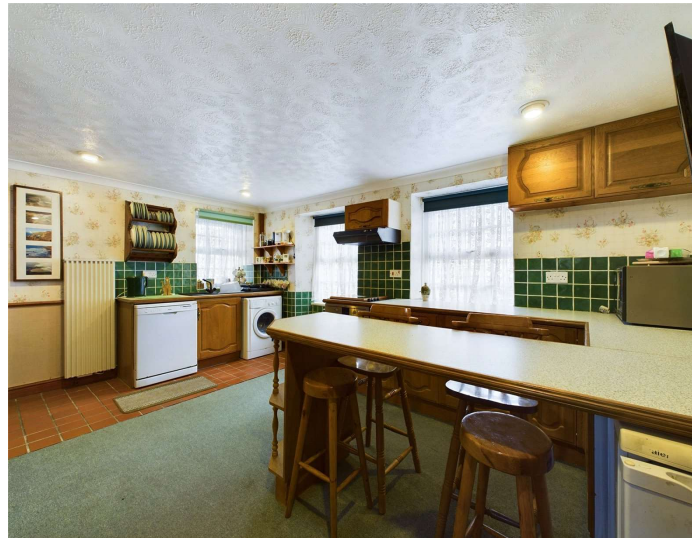
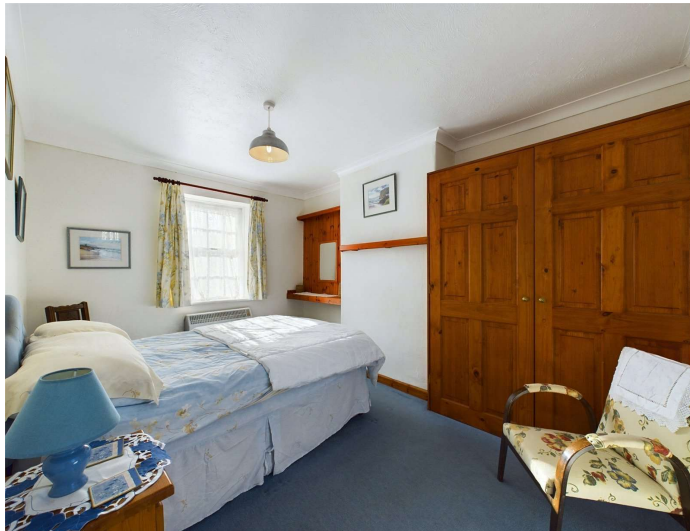
## 6 Bailey Terrace, Bridgerule, Holsworthy, Devon, EX22 7ER



- END TERRACE COTTAGE
- 3 BEDROOMS
- ENCLOSED AND PRIVATE REAR GARDEN
- OFF ROAD PARKING
- SHORT DISTANCE FROM COASTAL TOWN OF BUDE
- SOUGHT AFTER VILLAGE LOCATION
- AVAILABLE WITH NO ONWARD CHAIN



Situated in the heart of this sought after village nestling on the Devon/Cornwall border just a short distance from the very popular coastal town of Bude, is this 3 bedroom, end terrace cottage benefitting from an enclosed courtyard garden and off road parking space. EPC TBC.



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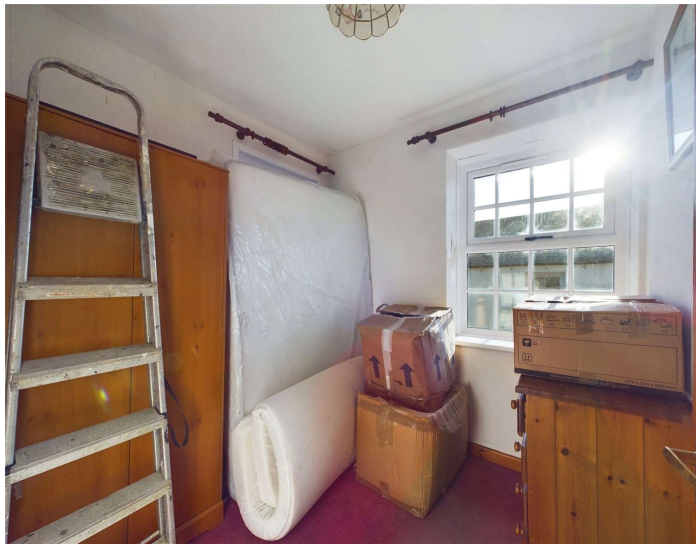
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## Directions

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 with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

From Bude town centre, proceed out of town towards Stratton and upon reaching the A39, turn right signed Bideford. Proceed for approximately 0.25 miles and take the right hand turning onto the A3072 towards Holsworthy. After approximately 3 miles, upon reaching Red Post, turn right towards Launceston and then take the next left hand turning, just prior to reaching Jewels Cross Garage, which leads into the village of Bridgerule. Turn left at the first 'T'-junction and follow the road through into the heart of the village where the property will be found within a short distance on the left hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.



## Situation

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.



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# Internal Description

## Entrance Porch - 3'6" x 2' (1.07m x 0.6m)

Stable door to rear, internal door leading to the kitchen/Diner.

## Kitchen/Diner - 16'2" x 12'7" (4.93m x 3.84m)

Fitted with a range of wooden wall and base mounted units with work surfaces over, incorporating a composite sink drainer unit with mixer tap. Built in AEG electric oven, 4 ring hob and extractor. Space for under counter fridge and freezer and plumbing for washing machine and dishwasher. Access to useful larder, situated under the stairs. Stairs leading to first floor landing. Window to front and side elevations.

## Living Room - 15'9" x 12'6" (4.8m x 3.8m)

A lovely reception room with feature fireplace housing wooden burning stove, with slate hearth, stone surround and wooden mantle. 2 windows to front elevation and double glazed patio doors to rear leading to the enclosed and private garden area.

## First Floor Landing - 9'9" x 6' (2.97m x 1.83m)

Window to rear elevation. Access to useful storage cupboard and airing cupboard housing the hot water cylinder. Access to loft hatch.

## Bedroom 1 - 13'7" x 9'11" (4.14m x 3.02m)

Generous double bedroom with built in wardrobes. Windows to front and rear elevations.

## Bedroom 2 - 10'9" x 8'11" (3.28m x 2.72m)

Double bedroom with window to front elevation.

## Bedroom 3 - 7'4" x 6'11" (2.24m x 2.1m)

Light and airy dual aspect bedroom with windows to front and side elevations.

## Bathroom - 7'3" x 6'3" (2.2m x 1.9m)

A fitted suite comprising panel bath with "Triton" electric shower over, vanity unit with inset wash hand basin and close-coupled WC. Frosted window to front elevation.

## Wet Room - 6'2" x 3'5" (1.88m x 1.04m)

Walk in wet room with "Mira" electric shower over, wall hung sink and low flush WC. Frosted window to side elevation.

**Outside** - The property is approached via its own driveway providing off road parking for one vehicle.

A gate to the rear of the drive gives access to the enclosed and private courtyard garden.

**Services** - Mains water, electric and drainage.

**EPC Rating** - EPC TBC.

**Council Tax Banding** - Council Tax Band B.



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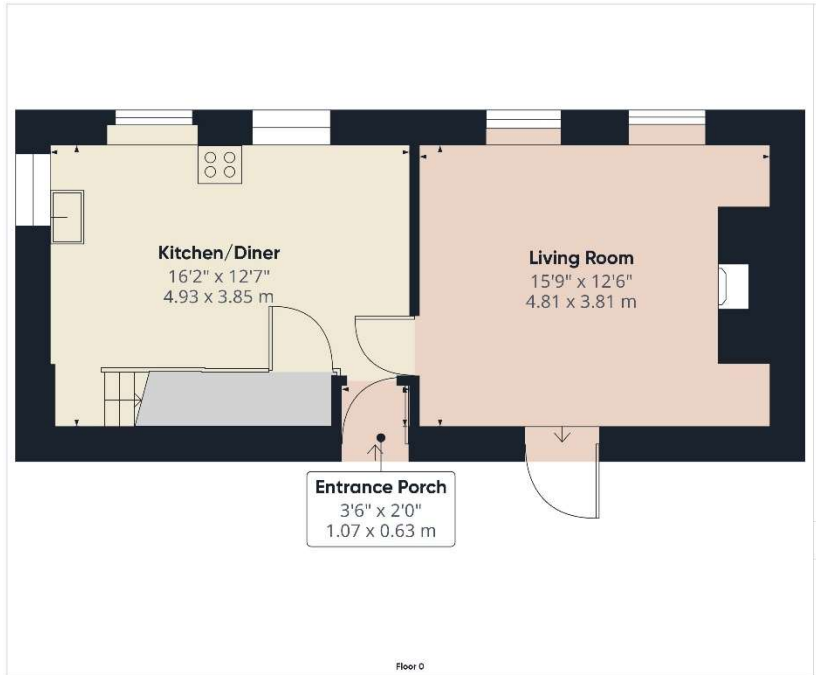
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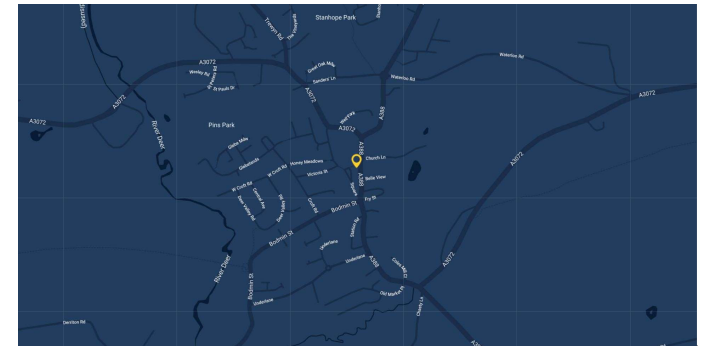
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