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Changing Lifestyles

14 Littlebridge Meadow
Bridgerule
Holsworthy
Devon
EX22 7DU

Asking Price: £320,000 Freehold



Changing Lifestyles

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bude@bopproperty.com

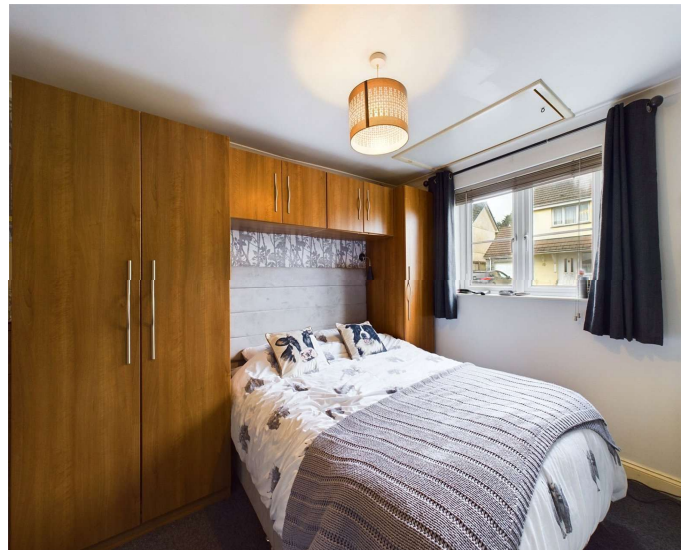
14 Littlebridge Meadow, Bridgerule, Holsworthy, Devon, EX22 7DU



- 4 BEDROOMS (1 ENSUITE)
- DETACHED HOUSE
- VERSATILE ACCOMMODATION THROUGHOUT
- AVAILABLE WITH NO ONWARD CHAIN
- WALKING DISTANCE OF PRIMARY SCHOOL AND LOCAL SHOP
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN



AVAILABLE WITH NO ONWARD CHAIN. A versatile 4 bedroom (1 ensuite) detached residence offering well presented and versatile accommodation throughout. The property is situated in this sought after village on the Cornwall/ Devon border. Enclosed rear garden, off road parking and garage. EPC rating C. Council Tax D



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The self-contained village of Bridgerule lies on the Devon/Cornwall border and supports a useful range of local village amenities including places of worship, primary school, village store, garage and popular local inn, etc. The popular coastal town of Bude is approx 6 miles and lies on the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and popular bathing beaches. Bude town supports an extensive range of shopping, schooling and recreational facilities with its 18 hole Links golf course and fully equipped leisure centre whilst its three main bathing beaches provide a whole host of water sports and leisure activities together with many nearby breathtaking cliff top walks etc. The bustling market town of Holsworthy is approx 5 miles whilst the town of Launceston being Cornwall's ancient capital is approx 15 miles and provides a link to the A30 trunk road which connects in turn to Okehampton lying on the fringes of Dartmoor National Park and on to the cathedral city of Exeter with its Intercity railway network. Airport and motorway links etc.

Entrance Hall - Staircase leading to first floor landing. Built in under stair cupboard.

WC - 9'5" x 2'11" (2.87m x 0.9m)
Low flush WC, pedestal wash hand basin.

Bedroom 4 - 13'10" x 6'6" (4.22m x 1.98m)
Window to rear elevation.

Bedroom 1 - 12'1" x 9'2" (3.68m x 2.8m)
Double bedroom with window to front elevation.

Ensuite - 5'9" x 5'6" (1.75m x 1.68m)
Enclosed corner shower cubicle with mains fed shower over, low flush WC, pedestal wash hand basin, heated towel rail. Opaque glazed window to side elevation.

Lounge/Dining Room - 9'6" x 23' (2.9m x 7m)
Light and airy reception room with window to front elevation and French doors to rear elevation leading to the garden. Ample space for dining table and chairs

Kitchen - 8'6" x 12'4" (2.6m x 3.76m)
A fitted range of wall and base mounted units with solid wood work surfaces over incorporating stainless steel 1 1/2 sink/drain unit with mixer tap over. Recess for range style cooker with extractor hood over. Integrated dishwasher. Space for American style fridge/freezer. Window to rear elevation overlooking the garden.

Utility Room - 8'6" x 2'7" (2.6m x 0.79m)
Space and plumbing for washing machine and space for tumble dryer.

Landing - 12' x 6'7" (3.66m x 2m)
Velux window. Access to loft.

Bathroom - 5'6" x 9'8" (1.68m x 2.95m)
Comprising of an enclosed shower cubicle with mains fed shower over, low level WC, enclosed panel bath and pedestal hand wash basin. Chrome heated towel rail. Storage cupboard. Opaque glazed window to side elevation.

Bedroom 2 - 12'7" x 9'6" (3.84m x 2.9m)
Double bedroom with window to front elevation.

Bedroom 3 - 8'2" x 16' (2.5m x 4.88m)
Built in wardrobes with sliding doors. Window to front elevation.

Garage - 8'5" x 7'8" (2.57m x 2.34m)
Power and light connected.

Outside - The property is approached via a tarmacked driveway providing off road parking and access to the garage. To the rear of the property is a low maintenance enclosed garden laid with artificial lawn and bordered by close boarded fencing with patio area perfect for al-fresco dining. Useful storage shed.

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

EPC - Rating TBC.

Council Tax - Band D



Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. Proceed for approximately ¼ mile and take the right hand turning onto the B3072 towards Holsworthy. Upon reaching Red Post (approx. 3½ miles) turn right towards Launceston. Take the next left hand turning just prior to reaching Jewells' Cross garage which leads into the village of Bridgerule, Turn left into Littlebridge Meadows whereupon the property will be found on the right hand side after a short distance.

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		