

Church Walk Bradworthy Holsworthy Devon EX227TF

Asking Price: £169,950 Freehold







Changing Lifestyles

01288 355 066 bude@bopproperty.com Church Walk, Bradworthy, Holsworthy, Devon, EX22 7TF



• 2 BEDROOM

- END OF TERRACE
- SOUGHT AFTER VILLAGE LOCATION
- DOUBLE GLAZING AND OIL FIRED CENTRAL HEATING
- COMPREHENSIVE RANGE OF LOCAL AMENITIES
- NO ONWARD CHAIN
- EPC RATING D
- COUNCIL TAX BAND B



An exciting opportunity to acquire this 2 bedroom end of terrace property, on the market for the first time in 60 years The residence is situated in the highly sought after village of Bradworthy and is set within walking distance of a range of local amenities. The property briefly comprises a kitchen/diner, living room, 2 double bedrooms and a bathroom, available with no onward chain.



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caters well for its inhabitants with a good $(4.56m \times 4.52m)$ range of traditional and local shops, A range of base mounted units with work surfaces Comprising of an enclosed panel bath with including a butchers, post office, general with mixer taps over. Space and plumbing for pedestal hand wash basin. Loft access. Frosted stores, etc. Other village amenities include a doctor's surgery, bowling green, to rear elevation. Door leading to rear. garages, popular pub, social club, well supported village hall where many Living Room - 15' x 13'2" (4.57m x activities take place, and the particularly $\left(4.01m \right)$ respected Bradworthy Primary front and rear elevation. well Academy with its Pre-School facilities. Neighbouring towns include the coastal Stairwell - 6' \times 6' (1.83m \times 1.83m) resort of Bude with its safe sandy surfing beaches some 10 miles, the port and market town of Bideford some 14 miles and First Floor Landing - 4'11" x 9'10" (1.5m Agents Note - One of the joint owners is a the market town of Holsworthy with its X 3m) Waitrose supermarket some 7 miles Airing cupboard. Doors to: distant. The regional and North Devon Bedroom 1 - 16'5" x 9'11" (5m x 3.02m) Dartmoor elevation. Okehampton and whilst together with the A30 dual carriageway is **Bedroom 2** - 11'1" x 11' ($3.38m \times 3.35m$) Satellite / Fibre TV Availability some 20 miles. The Cathedral and Double bedroom with dual aspect windows to University city of Exeter with its intercity front and side elevation. rail and motorway links is some 40 miles.

over incorporating stainless steel sink/drainer electric 'Mira' Shower over, low level WC and washing machine. Space for under counter fridge. window to front elevation. Ample space for dining table and chairs. Window

Under stair storage housing the oil boiler. Stairs leading to:

centre of Barnstaple is some 23 miles Generous double bedroom with window to front

The self-contained village of Bradworthy Kitchen/Diner - 14'11" x 14'9" (Max) Bathroom - 11'2" x 6'9" (3.4m x 2.06m

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

Outside - Enclosed pathway providing Light and airy reception room with windows to the access to the rear of the dwelling to the oil tank and area for storage.

EPC - Rating D.

Council Tax - Band B.

partner of Bond Oxborough Phillips.

Mobile Coverage		Broadband		
EE	•	Basic	20 Mbps	
Vodafone	•	Superfast	80 Mbps	
Three	•			
O2	•			

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BT		
Sky		
Virgin		





Directions

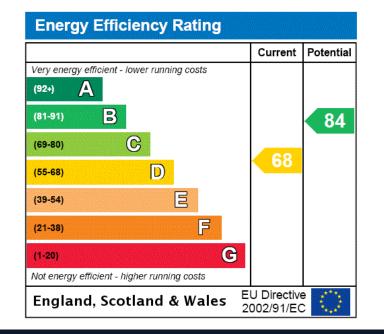
From Bude town centre proceed out of the town towards Stratton, upon reaching the A39 turn left signposted Bideford, continue for approximately 5 miles passing through Kilkhampton and after leaving the village take the next right hand turning at Taylors Cross, signposted Bradworthy. Follow the signs for Bradworthy (approximately 4 miles). Upon entering the village proceed straight at the cross road, and after a short distance the lane to the property will be found on the right hand side just past the Post Office.

Have a property to sell or let?

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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 $\pm 50 - \pm 300$ depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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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