



Bond
Oxborough
Phillips

Changing Lifestyles

Church Walk
Bradworthy
Holsworthy
Devon
EX22 7TF

Asking Price: £169,950 Freehold



Changing Lifestyles

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- 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.



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.

Kitchen/Diner - 14'11" x 14'9" (Max) (4.56m x 4.52m)

A range of base mounted units with work surfaces over incorporating stainless steel sink/drainers with mixer taps over. Space and plumbing for washing machine. Space for under counter fridge. Ample space for dining table and chairs. Window to rear elevation. Door leading to rear.

Living Room - 15' x 13'2" (4.57m x 4.01m)

Light and airy reception room with windows to the front and rear elevation.

Stairwell - 6' x 6' (1.83m x 1.83m)

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

First Floor Landing - 4'11" x 9'10" (1.5m x 3m)

Airing cupboard. Doors to:

Bedroom 1 - 16'5" x 9'11" (5m x 3.02m)

Generous double bedroom with window to front elevation.

Bedroom 2 - 11'1" x 11' (3.38m x 3.35m)

Double bedroom with dual aspect windows to front and side elevation.

Bathroom - 11'2" x 6'9" (3.4m x 2.06m)

Comprising of an enclosed panel bath with electric 'Mira' Shower over, low level WC and pedestal hand wash basin. Loft access. Frosted window to front elevation.

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

Outside - Enclosed pathway providing access to the rear of the dwelling to the oil tank and area for storage.

EPC - Rating D.

Council Tax - Band B.

Agents Note - One of the joint owners is a partner of Bond Oxborough Phillips.

Mobile Coverage

EE ●
Vodafone ●
Three ●
O2 ●

Broadband

Basic 20 Mbps
Superfast 80 Mbps

Satellite / Fibre TV Availability

BT ✓
Sky ✓
Virgin ✗



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If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

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.

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.

