



25 Southfields

Bridgerule, Holsworthy, EX22 7DX

KIVELLS

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Bridgerule, Holsworthy, EX22 7DX

£290,000 Guide Price

Well-presented, detached three bedroom bungalow

Low maintenance, west-facing garden with patio

Detached garage with converted office/studio space

Ample off-street parking

Situated in a sought after village location

EPC Rating: D





Description

A well-presented, detached three-bedroom bungalow situated in a highly sought-after village location, offering spacious and versatile accommodation throughout. The property briefly comprises a well-appointed kitchen/dining room, a comfortable living room, three bedrooms, including a principal bedroom with en-suite shower room, and a family bathroom.

Outside, the property benefits from a low-maintenance, west-facing garden with a patio, ideal for relaxing or entertaining. A detached garage with a converted office/studio provides excellent additional space for those working from home or seeking a hobby room, while ample off-street parking completes this attractive home.

Situation

Situated within the popular village of Bridgerule, which offers a range of local amenities including a public house, village shop, primary school, playing field, village hall and places of worship. The village enjoys a convenient location approximately five miles from both the popular coastal town of Bude and the traditional market town of Holsworthy.

Bude is renowned for its dramatic North Cornish coastline, golden sandy beaches and excellent surfing, together with a comprehensive range of local and national amenities including supermarkets, independent shops, cafés, restaurants, leisure centre, links golf course and both primary and secondary schooling.

Holsworthy provides a further range of everyday amenities including a Waitrose supermarket, shops, cafés, health centre and leisure facilities. More extensive shopping, educational and recreational facilities can be found in the market town of Launceston, approximately 12 miles to the south. The cathedral city of Exeter, with its mainline railway station, international airport and access to the M5 motorway, is approximately 50 miles away.

Accommodation

Entrance via a uPVC door into:

HALLWAY

Large airing cupboard providing useful storage together with access to the loft space. Fitted carpet.

KITCHEN / DINING ROOM

Window and uPVC glazed door to the rear elevation providing access to the patio and garden. Fitted with a range of matching base and wall-mounted units with work surfaces over incorporating a stainless steel sink with mixer tap and drainer. Space for a oven with extractor hood over, washing machine, dishwasher and freestanding fridge/freezer. Space for a dining table and chairs. Tiled flooring and radiator.

LIVING ROOM

A spacious reception room with a sliding uPVC door together with a window to the rear elevation overlooking the garden. Ample space for a range of living room furniture. Fitted carpet and radiator.

BEDROOM ONE

Window to the front elevation. A generous double bedroom with space for a double bed and a range of freestanding furniture. Fitted carpet and radiator.

EN-SUITE SHOWER ROOM

Obscure glazed window to the side elevation. A three-piece suite comprising a W.C., wash hand basin and electric shower with a glass shower screen and tiled surround. Tiled flooring, extractor fan and radiator.

BEDROOM TWO

Window to the front elevation. A further generous double bedroom with fitted wardrobes and space for additional furniture. Fitted carpet and radiator.

BATHROOM

Three-piece suite comprising a panelled bath with electric shower over, W.C. and wash hand basin. Tiled walls, tiled flooring, extractor fan and radiator.

BEDROOM THREE

Window to the side elevation. A comfortable bedroom with space for a range of bedroom furniture. Fitted carpet and radiator.



Outside

A patio adjoins the property, with steps leading to the main garden which is laid to artificial lawn for ease of maintenance. To the rear is a further patio seating area together with a useful storage shed. The garden enjoys a westerly aspect and is enclosed by timber fencing, providing a private outdoor space ideal for relaxing and entertaining.

GARAGE

Up-and-over garage door to the front elevation with pedestrian access door to the side. Power and lighting connected. Door leading into:

OFFICE / STUDIO

Window to the side elevation. A versatile room ideal for those working from home, or alternatively suitable as a hobby room or studio. Fitted carpet.



Floor Plan

Floor plan for identification purposes only, not to scale



Services

Mains water, electricity and drainage. Oil fired central heating.

⚡ EE Rating - D

£ Council Tax Band - D

/// Directions

What3Words - ///bloomers.impulses.chats

🗺 Virtual Tour

Available upon request.

Viewings strictly by appointment only

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