

Nevada Bridgerule, Devon, EX22 7EJ



Offers in the region of £425,000

Property Description

An exciting opportunity to purchase this well presented three bedroom detached bungalow with one bedroom barn conversion situated on the edge of the popular west Devon village of Bridgerule.

Smartly presented throughout, the bungalow accommodation briefly comprises of a welcoming entrance hall, kitchen/breakfast room, a utility room, dining room, good-sized sitting room, three well proportioned bedrooms and bathroom.

The Barn accommodation comprises of an open plan kitchen/living area with one double bedroom on the first floor and shower room.

Further features include a good-sized garage, gated off street parking for at least two vehicles, private well maintained gardens, modern uPVC double glazed windows and lovely countryside views to the rear.

Versatile property of this nature, situated just 6 miles from Bude Beach and the north Cornwall coastline are very rare to the local market and Howes Estates recommends an urgent internal inspection to avoid disappointment.



Location

The village of Bridgerule offers traditional amenities including a popular local Inn, Church, Chapel, Primary School and a petrol station with a shop. 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, a Waitrose supermarket 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.

Accommodation

Entrance Hall

Glazed front door, laminate flooring, radiator, loft access hatch.

Sitting Room 6.13m x 3.41m (20'1" x 11'2")

Laminate flooring, uPVC double glazed bay window, multi-fuel burning stove, 2 radiators, tv point.

Dining Room 3.43m x 2.93m (11'3" x 9'7")

Laminate floor, dual aspect uPVC double glazed windows, radiator.

Kitchen/Breakfast Room 6.13m x 3.42m (20'1" x 11'2")

Matching wall/base storage cupboards & drawers, work surface areas with tiled walls, stainless steel sink with double drainer & mixer tap, oil fired Rayburn, space & point for an electric cooker, space for an under counter fridge, twin uPVC double glazed windows, laminate floor, built-in cupboard with hot water cylinder within.

Utility Room 4.16m x 2.20m (13'7" x 7'2")

Base storage cupboards, work surfaces, space & plumbing for a washing machine & tumble dryer, space for further white goods, vinyl flooring, uPVC double glazed windows, door to rear.

Bedroom One 3.70m x 3.42m (12'1" x 11'2")

Laminate floor, uPVC double glazed window, radiator.

Bedroom Two 3.41m x 3.19m (11'2" x 10'5")

Laminate floor, radiator, uPVC double glazed window, tv point.

Bedroom Three 3.41m x 2.16m (11'2" x 7'1")

Laminate floor, radiator, uPVC double glazed window.

Bathroom 2.66m x 2.47m (8'8" x 8'1")

Fully tiled shower cubicle with electric shower, panelled bath, w.c, wash hand basin, heated towel rail, 2 x radiators, electric shaver point, twin uPVC double glazed windows, fitted carpet.

Gardens

To the rear of the property is a paved patio area backing onto open fields. To the side is a level laid lawn with borders for plants, flowers and shrubs. To the front of the property is a further level laid lawn having borders for plants and flowers with a few mature trees.

Garage 5.72m x 3.46m (18'9" x 11'4")

Metal up & over door, power & light connected, w.c to rear.

Parking

Double gates provide access to a good-sized drive capable of receiving at least two vehicles.

The Barn

Open Plan Kitchen/Lounge 4.43m x 4.10m (14'6" x 13'5")

Barn style front door, dual aspect uPVC double glazed windows, tiled floor, electric panel radiator, base storage cupboards & drawers, space for an electric cooker, stainless steel sink/drainage, space and plumbing for a washing machine, space for an under counter fridge, vinyl flooring, under stairs storage cupboard, stairs to first floor.

Bedroom 3.72m x 3.07m (12'2" x 10'0")

Fitted carpet, uPVC double glazed window, Velux window, electric panel radiator, clothes hanging area.

Shower Room 3.62m x 1.19m (11'10" x 3'10")

Tiled shower cubicle, w.c, wash hand basin, electric shaver point, uPVC double glazed window, Vinyl flooring.

Tenure

Freehold

Services

Mains Water

Mains Drainage

Mains Electricity

Council Tax Bands (Bungalow D) - The Barn (A)

Consumer Protection from Unfair Trading Regulation

As the sellers agents we are not surveyors or conveyancing experts & as such we cannot & do not comment on the condition of the property, any apparatus, equipment, fixtures and fittings, or services or issues relating to the title or other legal issues that may affect the property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. You are advised to check the availability of any property before travelling any distance to view.

Referral Fees

Howes Estates offer a mortgage referral service to either The Mortgage Advice Bureau or Mortgages with Joy. The average referral fee paid to Howes Estates is £250.

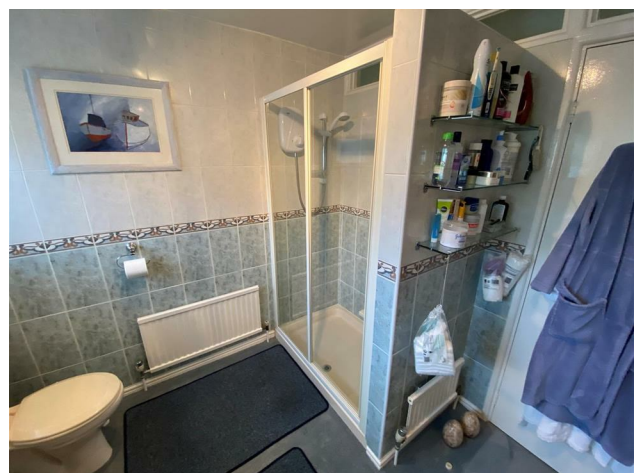
Viewing

To make an appointment to view this property please contact Howes Estates on 01409 253946



Directions

From Holsworthy, head towards Bude on the A3072. Turn Left signposted Bridgerule. At the T junction turn right. The property will be located on the right just over the bridge.



Okehampton Branch – Registered Office

4 East Street

EX20 1AS

Sales: 01837 83393; Lettings: 01837 55755

winkleigh@howesestates.co.uk or enquiries@purelettingsdevon.co.uk

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Holsworthy Branch

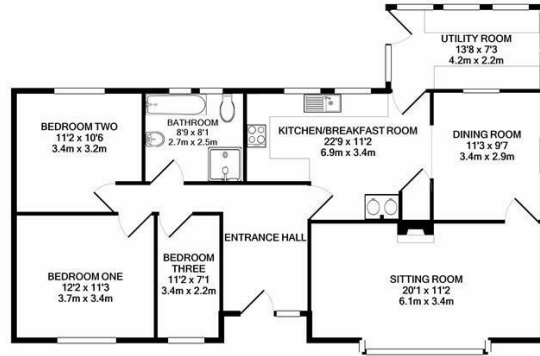
5 The Square

EX22 6DL

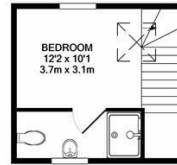
01409 253946

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Howes
Estates



1ST FLOOR
APPROX. FLOOR
AREA: 134 SQ.FT.
(18.0 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA: 1092 SQ.FT.
(117.2 SQ.M.)
TOTAL APPROX. FLOOR AREA: 1456 SQ.FT. (135.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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