

1 Woodscott, North Road

Bradworthy | Holsworthy

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Guide Price £239,950







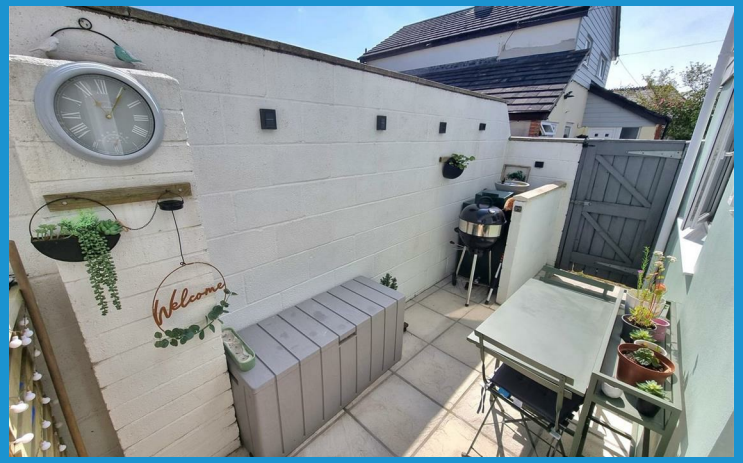
Within walking distance of village amenities is this smart and well presented semi detached home. Offering 3 bedrooms, 2 bathrooms and an enclosed rear courtyard style garden.

You enter the property into a hallway with the staircase to the first floor. The generous kitchen/dining room is semi open plan to the sitting room and is a fantastic light and airy space. The kitchen/dining room is front aspect with a range of modern eye and base level units plus ample space for a dining table. The sitting room is rear aspect with French doors out to the rear courtyard. The sitting room is centered around a raised multi fuel wood burner perfect for winter evenings.

There are 3 bedrooms and 2 bathrooms on the first floor. The master bedroom is rear aspect with an en suite shower room with a double shower enclosure. Bedrooms 2 and 3 are both front aspect with bedroom 2 offering plenty of space for a double bed. Both these bedrooms share a rear aspect bathroom with a matching 3 piece suite that includes a shower over the bath.

In front of the property is a tarmac driveway for 1 vehicle, plus access to an EV charging point. Adjoining the rear of the property is a sheltered and enclosed courtyard style garden which is paved and offers room for a small table and chairs, plus space for pot plants. There is a pedestrian gate to the side of the courtyard leading to the public path located to the side of the property.







Situation

Bradworthy is a traditional self-contained Devonshire village with a good range of local amenities including a popular public house, butchers, general village store and a Post Office. Bradworthy also still benefits from a doctors surgery, garage and social club along with a highly regarded primary school and pre-school. Bradworthy is well placed and offers great access to other nearby villages and the rugged North coast with Bude being around 10 miles away and Westward Ho! In North Devon being about 14 miles away. The market town of Holsworthy is around 7 miles away and has a range local and national amenities including a secondary school, supermarket and swimming pool. The A30 in some 20 miles away and offers good access to Exeter and the M5 being around 40 miles away.

Directions

From Holsworthy proceed on the A3072 Bude road and turn right into Trewin Road opposite the BP Garage signposted Bradworthy/Chilsworthy. Follow this road for some 7 miles until reaching Bradworthy. Follow the road through the village into North Road. After a short distance the property will be seen on your right hand side.

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Hallway
7'8" x 8'7" (2.35m x 2.62m)

Kitchen/Dining Room
15'9" x 9'8" (4.81m x 2.97m)

Sitting Room
17'10" x 9'4" (5.44m x 2.87m)

Bedroom 1
10'9" x 10'7" (3.29m x 3.24m)

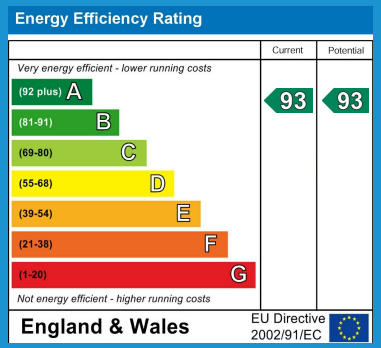
En-suite
7'0" x 4'1" (2.14m x 1.27m)

Bedroom 2
10'11" max x 9'8" (3.35m max x 2.95m)

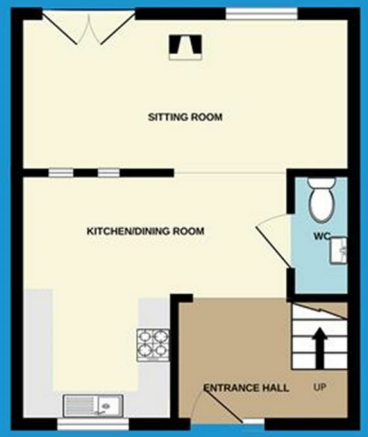
Bedroom 3
8'7" x 7'8" (2.64m x 2.36m)

Bathroom
7'3" x 6'5" (2.21m x 1.97m)

Services
Mains Electricity, Water and Drainage.
Oil Fired Central Heating.
Council Tax Band C.



Ground Floor



First Floor









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IMPORTANT:
We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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