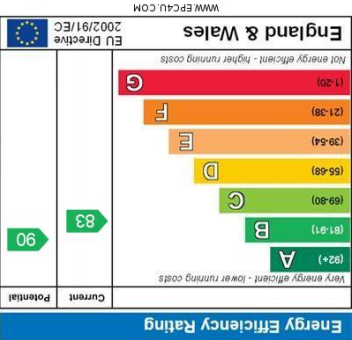




the property professionals

THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide



Energy Efficiency Rating

England & Wales

EU Directive 2002/91/EC

Not energy efficient - higher running costs

Very energy efficient - lower running costs

Current: 83, Potential: 90

BRITISH PROPERTY AWARDS

MULTIPLE *****

GOLD WINNER

ESTATE AGENT IN BUDE

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The Property Ombudsman





COLWILLS

the property professionals



7 Long Park Drive

Bradworthy, Holsworthy, Devon, EX22 7FP

- Brand new detached well appointed bungalow
- Located within an easy five-minute walk of the village centre
- Dual aspect living room, kitchen dining room with Neff integrated appliances
- Three generous double bedrooms, ensuite to principal, family bathroom
- Large single garage, off road parking and enclosed gardens



£400,000



Directions

From our offices in Bude, head out of town to the A39 and then after a short distance take the right turning towards Stratton and Holsworthy (A3072). Remain on this road for 1.8 miles and at Burnards House turn left signposted Chilsworthy and Bradworthy, stay on this road until reaching a T junction and at West Ugworthy turn left in the direction of Bradworthy and remain on this road passing through the village with the village square on the left, and follow the signs for Meddon and Hartland on North Road and turn right into Elizabeth Lea Close and the property will be located a short distance along on the left hand side.



COLWILLS
the property professionals

7 Long Park Drive

Bradworthy, Holsworthy, Devon, EX22 7FP

£400,000

7 Long Drive is a brand-new detached bungalow situated within an exclusive small development on the edge of the sought-after village of Bradworthy. Ideally positioned, the property is just a short five-minute stroll from the heart of the village, where an excellent range of amenities can be found. The thriving market town of Holsworthy is approximately 6 miles and some 10 miles from the popular coastal resort of Bude and rugged National Trust coastal paths of Devon and Cornwall.

Finished to a high standard throughout, the accommodation comprises a welcoming entrance hall, a bright dual-aspect living room, and a contemporary kitchen/dining room featuring quartz work surfaces and a range of integrated Neff appliances. There are three generous double bedrooms, including a principal bedroom with en-suite shower room, together with a stylish family bathroom. The property further benefits from fitted carpets and attractive light oak-effect flooring throughout.

Outside there is a large adjoining single garage, off road parking and gardens laid to lawn.

ENTRANCE HALL Entering via a composite obscure double glazed door to entrance hall with a UPVC double glazed window to the front elevation, loft hatch access, cupboard housing the underfloor heating manifolds and consumer unit and light grey oak effect flooring. Oak wooden doors serve the following rooms:-

LIVING ROOM 13' 8" x 12' 8" (4.17m x 3.86m) A bright and spacious dual aspect reception room with a UPVC double glazed windows to the front and side elevations. Inset lighting, television point and underfloor heating.

KITCHEN/DINING ROOM 19' 00" x 12' 7" (5.79m x 3.84m) A bright and spacious dual aspect kitchen dining room with UPVC double glazed windows to the side and rear elevations and matching sliding doors leading out to the rear gardens. Inset lighting, light grey oak effect flooring with underfloor heating.

The kitchen is finished with a range of matching grey wall and base units with undercounter lighting, contrasting quartz worksurface with matching upstand, and incut drainer with under mounted stainless steel sink and mixer tap. Integrated Neff appliances comprise electric touch control hob, electric oven, fridge freezer, dishwasher and washing machine.

BEDROOM ONE 12' 9" x 10' 7" (3.89m x 3.23m) A spacious principal double bedroom with a UPVC double glazed window to the front

elevation overlooking the gardens. Television point and underfloor heating. Door to:-

ENSUITE 9' 0" x 3' 11" (2.74m x 1.19m) UPVC obscure double glazed window to the front elevation, inset lighting, double shower enclosure with mains fed soak head shower with separate hand attachment, attractive wall tiling with inset shelf and lighting, wall mounted vanity unit with inset wash hand basin, wall mounted touch control mirror and light above, toilet bowl with concealed cistern, chrome wall mounted heated towel rail and tiled flooring with underfloor heating.

BEDROOM TWO 12' 8" x 10' 8" (3.86m x 3.25m) A spacious double bedroom with a UPVC double glazed window to the rear elevation overlooking the gardens. Television point and underfloor heating.

BEDROOM THREE 12' 7" x 10' 00" (3.84m x 3.05m) A spacious double bedroom with UPVC double glazed window to the rear elevation overlooking the gardens. Television point and underfloor heating.

BATHROOM 9' 00" x 6' 5" (2.74m x 1.96m) UPVC obscure double glazed window to the front elevation, inset lighting, shower bath with glass shower screen, mains fed soak head shower with separate hand attachment, attractive wall tiling with inset shelf and lighting, wall mounted vanity unit with inset wash hand basin, wall mounted touch control mirror and light above, toilet bowl with concealed cistern, chrome wall mounted heated towel rail and tiled flooring with underfloor heating. Cupboard housing the pressurised hot water cylinder and slatted shelving.

GARAGE 20' 10" x 13' 1" (6.35m x 3.99m) Electrically operated up and over sectional door with UPVC double glazed window to the rear elevation, light and power connected.



OUTSIDE to the front of the property there is off road parking for one vehicle, with an area of lawn to the front and side of the property. Gravel path leads to the enclosed rear gardens with fencing to either side and natural hedge bank to the rear and laid mainly to lawn.

COUNCIL TAX TBC

SERVICES Mains electricity, water. Air source heat pump. Private drainage via shared pump and holding tank. EV charger by the garage.

TENURE Freehold

