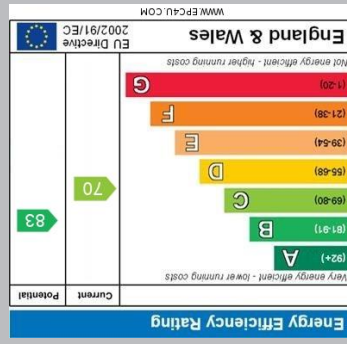
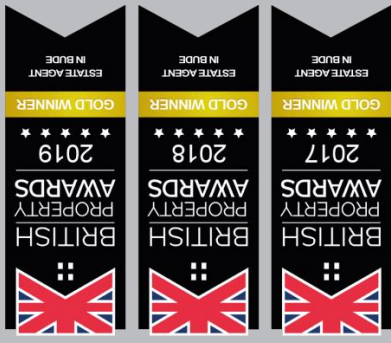


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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



*The Property Professionals...*



## 38 Southfields

Bridgerule, Holsworthy, Devon, EX22 7DX

Price £300,000

- Well presented and spacious semi detached house
- Situated in a popular and pleasant traditional Devonshire village
- Lounge dining room, conservatory, study/bed 4, kitchen breakfast room
- Three bedrooms with en-suite to the principal bedroom and separate family bathroom
- Integral single garage, off road parking and south facing gardens



*The property professionals*

# 38 Southfields

Bridgerule, Holsworthy, Devon, EX22 7DX

Price £300,000

38 Southfields is a spacious and well-presented semi-detached house situated in the popular and pleasant traditional Devonshire village of Bridgerule, being approximately six miles from Bude.

The accommodation briefly comprises; entrance hall, cloakroom, lounge dining room with patio doors leading out to a conservatory, study/bedroom four and a kitchen breakfast room. On the first floor there are three bedrooms with ensuite shower to the principal bedroom and a separate family bathroom.

Outside, there is a single integral garage with off road parking for two vehicles and to the rear the south facing enclosed garden is laid mainly to lawn with a patio seating area. Available with no onward chain.

## ENTRANCE HALL

Entering via an obscure glazed door with fixed side panel to the entrance hall with stairs ascending to the first floor. Coved artex ceiling, radiator and door to under stairs storage cupboard. Doors serve the following rooms:-

## CLOAKROOM

**5' 1" x 4' 5" (1.55m x 1.35m)** Coved artex ceiling, pedestal wash hand basin, WC, radiator and tiled floor.

## LOUNGE/DINING ROOM

**19' 3" x 14' 11 max' 12' 2 min" (5.87m x 4.57m)** Coved artex ceiling, UPVC double glazed window to the rear elevation overlooking the gardens and two radiators. UPVC patio door leading to:-

## CONSERVATORY

**11' 8" x 9' 4" (3.56m x 2.84m)** UPVC double glazed windows to two elevations and matching french doors leading out to the south facing garden. Tiled flooring and television point.

## STUDY/BEDROOM FOUR

**12' 4 max ' 9' 1 min " x 8' 00" (3.89m x 2.44m)** Coved artex ceiling, UPVC double glazed window to the side elevation and radiator.

## KITCHEN/BREAKFAST ROOM

**11' 7" x 9' 00" (3.53m x 2.74m)** UPVC double glazed window to the front elevation, coved artex ceiling, tiled flooring and radiator.

The kitchen is finished with a range of matching wall and base units with fitted work surface, inset stainless steel sink and drainer with mixer tap, space for freestanding electric cooker, space and plumbing for washing machine and space for undercounter fridge.

## FIRST FLOOR

Coved artex ceiling, Velux window to the front elevation, radiator, door to linen cupboard, door to the integral garage and doors serve the following rooms:-

## BEDROOM ONE

**10' 5" x 9' 10" (3.18m x 3m)** A bright and spacious double bedroom with UPVC double glazed window to the rear elevation overlooking the gardens . Coved artex ceiling and radiator. Door to:-

## ENSUITE

**6' 7" x 4' 00" (2.01m x 1.22m)** Coved artex ceiling, fully tiled walls, double shower enclosure with electric shower over, pedestal wash hand, WC and radiator.

## BEDROOM TWO

**10' 6" x 8' 11" (3.2m x 2.72m)** A bright and spacious double bedroom with UPVC double glazed window to the rear elevation overlooking the gardens . Coved artex ceiling and radiator.

## BEDROOM THREE

**8' 11" x 7' 6" (2.72m x 2.29m)** A single bedroom with coved artex ceiling, radiator and a UPVC double glazed window to the front elevation.



## BATHROOM

**5' 10" x 5' 6" (1.78m x 1.68m)** UPVC obscure double glazed window to the side elevation, coved artex ceiling, fully tiled walls, panel enclosed bath, pedestal wash hand, WC and radiator.

## GARAGE

**17' 5" x 8' 8" (5.31m x 2.64m)** UP and over door, UPVC double glazed window to the side elevation, loft hatch access, space and plumbing for washing machine.

## OUTSIDE

To the front of the property there is off road parking for two vehicles in front of the garage. Steps lead down to the front door with access to storage under the drive and side gated access to the enclosed south facing garden, which is laid to lawn with a patio seating area.

## COUNCIL TAX

Band D

## SERVICES

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

## TENURE

Freehold



**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## Directions

From the centre of Bude, proceed out of town along The Strand and turn left at the mini roundabout. Continue on this road until reaching the A39, at the roundabout turn left onto the A39 and take the first main turning on the right-hand side signposted Holsworthy. Follow this road out of Stratton until reaching Red Post and turn right towards Launceston. Take the second left-hand turning, signposted Bridgerule, into the village, and take the first right into Southfields. Follow the road around and the property will be located on the right-hand side.

