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EX23 8BB

BRITISH PROPERTY AWARDS 2019

ESTATE AGENT IN BUDE

GOLD WINNER

BRITISH PROPERTY AWARDS 2018

ESTATE AGENT IN BUDE

GOLD WINNER

BRITISH PROPERTY AWARDS 2017

ESTATE AGENT IN BUDE

GOLD WINNER

Energy Efficiency Rating

Current	Potential
83	53

England & Wales

EU Directive 2002/91/EC

estate agents

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DISCLAIMER: 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 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



The Property Professionals...

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5 Bailey Gardens

Bridgerule, Holsworthy, Devon , EX22 7LD

Price £185,000

- Modern Detached house in need of some basic updating
- Located in the sought after village of Bridgerule
- Living room, kitchen/dining room, lean to conservatory
- Two double bedrooms and family bathroom
- Enclosed private garden. Available with no onward chain

The property professionals

FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From Bude proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. Proceed for approximately ¼ mile and take the right-hand turning signposted Holsworthy. Follow this road out of Stratton until reaching Red Post, turning right towards Launceston, taking the second left-hand turning to Bridgerule after Jewells Cross Garage. Follow this road through into the centre of the village and Bailey Gardens will be located on the right-hand side with the property on the left.

5 Bailey Gardens

Bridgerule, Holsworthy, Devon , EX22 7LD

Price £185,000

5 Bailey Gardens is a modern detached house in need of some basic modernisation, located in the sought after village of Bridgerule, offering a peaceful village lifestyle while being just a short drive from the popular coastal town of Bude, as well as the towns of Launceston and Holsworthy.

The property offers an entrance hall, dual aspect living room with bay window, kitchen/dining room, lean to conservatory, two double bedrooms and a bathroom.

Outside there is a private enclosed garden. The property is available with no onward chain.

ENTRANCE HALL

Entering via a UPVC obscure double glazed door to the entrance hall. Artex ceiling, wall mounted electric panel heater. Doors serve the following rooms:-

LIVING ROOM

15'11 max' 11'00 min" x 13' 1" (4.85m x 3.99m) A bright and spacious dual aspect reception room with UPVC double glazed window to the front elevation and UPVC double glazed bay window to the side. Artex ceiling, stairs ascending to the first floor, night storage heater and electric radiator.

KITCHEN/BREAKFAST ROOM

17' 00" x 11' 1" (5.18m x 3.38m) A spacious kitchen dining room with UPVC double glazed window to the rear elevation and UPVC double glazed internal window to the side with UPVC double glazed door leading to glazed lean to. Artex ceiling and night storage heater.

The kitchen is finished with a range of matching wall and base units with fitted worksurface, inset stainless steel sink and drainer, space for electric cooker space and plumbing for washing machine.

LEAN TO CONSERVATORY

11' 10" x 8' 2" (3.61m x 2.49m) Single glazed windows and sliding doors leading out to the patio and gardens.

FIRST FLOOR

Artex ceiling, door to airing cupboard housing the factory lagged hot water cylinder and immersion heater. Doors serve the following rooms:-

BEDROOM ONE

13' 1" x 12' 9" (3.99m x 3.89m) A bright and spacious dual aspect double bedroom with UPVC double glazed windows to the front and side elevations. Artex ceiling and electric radiator.

BEDROOM TWO

11' 1" x 10' 1" (3.38m x 3.07m) A bright and spacious double bedroom with UPVC double glazed window in front elevation. Artex ceiling, electric radiator and door to built in storage cupboard.

BATHROOM

7' 9" x 6' 9" (2.36m x 2.06m) Artex ceiling, loft hatch access and UPVC obscure double glazed window to the side elevation. Panel enclosed bath with electric shower, pedestal wash hand basin and WC.

OUTSIDE

To the side and rear of the property the gardens are laid to lawn with a paved patio seating area and flower bed.

COUNCIL TAX

Band C

SERVICES

Mains electricity, water and drainage

TENURE

Freehold

