



10 Manor Park

Bradworthy, Holsworthy, Devon, EX22 7RG

KIVELLS

10 Manor Park

Bradworthy, Holsworthy, Devon, EX22 7RG

£274,000 Offers Over

Link-detached, three bedroom house in a sought after village location

Well-presented, spacious accommodation throughout

Integral garage and off-street parking

Low maintenance, enclosed garden

Recently installed versatile outbuilding suitable for a variety of uses

EPC: D



Location

Ideally located within level walking distance of the vibrant village square of Bradworthy, this property enjoys easy access to a wide range of local amenities, including shops, a butcher, post office, petrol station, doctors' surgery, public house, veterinary practice, places of worship and a well-regarded primary school.

Just seven miles away lies the bustling market town of Holsworthy, offering an even broader selection of facilities such as a supermarket, leisure centre and an 18-hole golf course.

The stunning North Cornish coastal resort of Bude is approximately 10 miles away, while the regional hub of Barnstaple, with its extensive amenities and services, is around 23 miles distant.

Accommodation

Accessed via the front door leading into: -

HALLWAY

Fitted carpet and access to: -

CLOAKROOM

Obscure window to the front elevation. Fitted with a WC and vanity unit incorporating an inset sink with tiled surround. Tiled flooring and radiator.

LIVING ROOM

Window to the front elevation. A comfortable reception room with space for a range of living room furniture, featuring a log burner set on a slate hearth. Fitted carpet and radiator.

KITCHEN

Windows to the rear elevation with French doors opening onto the rear garden. Fitted with a range of eye and base-level units with work surfaces over and a stainless-steel inset sink with mixer tap and drainer. Appliances include an electric hob with extractor fan above and twin eye-level ovens, along with integrated fridge/freezer and a dishwasher. There is ample space for a dining table. LVT flooring and radiator.

UTILITY ROOM

Window to the side elevation. Fitted with additional eye and base-level units with work surfaces over. Space for a washing machine and tumble dryer with a 1.5 bowl Belfast sink. Laminate flooring and radiator.

STORE ROOM

Obscure uPVC door providing access to the rear garden. Featuring a work surface and eye-level cupboard, continuation of laminate flooring and a radiator.

Stairs rise to the first-floor: -

LANDING

Obscure window to the side elevation and loft hatch.

BEDROOM ONE

Window to the front elevation. A well-proportioned room with space for a double bed and a range of bedroom furniture. Fitted carpet and radiator.

BEDROOM TWO

Window to the rear elevation. Space for a double bed and additional furniture. Fitted carpet and radiator.

BEDROOM THREE

Window to the front elevation. Space for a range of furniture and benefitting from a built-in cupboard. Fitted carpet and radiator.

BATHROOM

Obscure window to the rear elevation. A four-piece suite comprising a panelled bath with tiled surround, vanity unit with inset sink, WC and a separate shower with glass screen. Heated towel rail and fitted carpet.

OUTSIDE

To the front of the property, there is parking for two vehicles along with access to the garage. A side gate leads through to the rear garden. The garden is predominantly laid to lawn and features a step up to a raised decking area. It is fully enclosed, with a wooden fence to the rear and block walls to either side.

OUTBUILDING

Suitable for a variety of purposes. Power and lighting connected.

GARAGE

Up and over garage door to the front elevation.

Description

Situated in the sought-after village of Bradworthy, 10 Manor Park is a well-presented link-detached home providing spacious, well-balanced accommodation ideal for modern family living.

The property briefly comprises a cloakroom, living room, kitchen, utility room and store room on the ground floor, with three bedrooms and a family bathroom upstairs. Externally, the property benefits from an integral garage, off-street parking for two vehicles and a low-maintenance enclosed rear garden. A recently installed outbuilding offers excellent versatility and would be ideal for use as a home office, gym or hobby room.

The property is conveniently located within a short walk of local amenities and schools, making it an ideal choice for families and those seeking village living.

Services

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

Tenure

Freehold



EE Rating –D



Council Tax Band - C



Directions

What3Words – ///eyeful.tadpoles.windmills



Virtual Tour

Available upon request

Viewings strictly by appointment only

Please ring **01409 253888** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.



Kivells Property Suite, New Market, Holsworthy, EX22 7FA

📞 01409 253888

✉ launceston@kivells.com

🌐 kivells.com

Find us on [f](#) [X](#) [ig](#) [yt](#) [in](#)

Disclaimer - Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £250 + VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.