



51 Littlebridge Meadow, EX22 7DU Guide Price **£315,000**

Available 7 days a week

51 Littlebridge Meadow, Bridgerule, Holsworthy, EX22 7DU

 4 Bedrooms  2 Bathrooms  2 Receptions

- Four-bedroom semi-detached property
- Two bathrooms (incl. ensuite) and one WC
 - Off-street parking and Garage
 - Well-presented enclosed garden
- UPVC double glazing throughout, unfloor heating on the ground floor, solar thermal panels and rainwater harvesting system
 - EPC Rating: C

 Location

The village of Bridgerule boasts Public House, primary school, playing field, Community run village store, village hall and places of worship.

The village is conveniently situated between the market town of Holsworthy and the north Cornish coastal resort of Bude being just five miles from both. Much of the north Cornish coastline is a Site of Special Scientific Interest and provides many sandy beaches with a variety of watersports available. A range of shopping facilities are available in the market town of Holsworthy including a supermarket as well as sporting facilities and a range of other recreational amenities. There is an excellent school in both Bude and Holsworthy. A wider range of educational, recreational and shopping facilities is available to the south in Launceston, approximately 12 miles. The cathedral city and county town of Exeter is about 50 miles to the east.

Bude 01288 359 999
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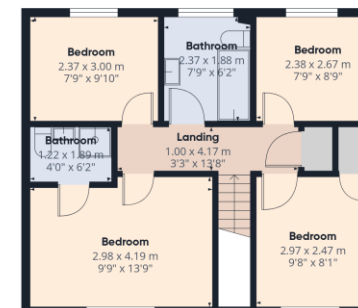
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Approximate total area⁽¹⁾
113.8 m²
1226 ft²

Reduced headroom
0.9 m²
10 ft²



(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

DESCRIPTION

Four-bedroom semi-detached property offering well-proportioned accommodation throughout well-situated at the end of a cul-de-sac in the popular village of Bridgerule.

The accommodation comprises a spacious kitchen, dining room, living room and WC. On the first floor there are three double bedrooms including a master-en-suite, a further single and family bathroom. Outside the property boasts attractive frontage with garden planted with a range of shrubs and trees and brick paved driveway with access to the garage. To the rear an attractive enclosed garden laid to paving and lawn.

ACCOMMODATION

uPVC double-glazed door leading into:

ENTRANCE HALLWAY

Ceiling lights, stairs rising to the first floor with storage under (currently utilised as an office space). Storage cupboard, fitted carpet, doors to:

CLOAKROOM

Two-piece suite, pedestal handwash basin with tiled splash-backing, back to wall WC, uPVC double-glazed obscured window to the front aspect, recess spotlights, laminate flooring.

LIVING ROOM

Fine-sized reception room with two uPVC double-glazed windows to the rear aspect, ceiling light, ample space for living room furniture, fitted carpet, underfloor heating. Door to:

DINING ROOM

uPVC double-glazed patio doors to the rear aspect, ceiling light, space for dining furniture, fitted carpet, opening to:

KITCHEN

Range of matching eye and base-level units with roll-top work surface over incorporating 1½ stainless steel sink/drainage unit. Inset flooring, LPG hob with oven under and extractor hood above. uPVC double-glazed windows to the front aspect, undercounter space and plumbing for washing machine, further space for undercounter fridge. Recess spotlights, tiled splash-backing, space for breakfast table, laminate flooring.

FIRST FLOOR LANDING

Ceiling lights, loft hatch access, radiator, fitted carpet, airing cupboard. Doors to:

BEDROOM ONE

Good-sized double bedroom with uPVC double-glazed window to the front aspect. Ceiling light, radiator, ample space for bedroom furniture, fitted carpet. Door to:

EN-SUITE

Three-piece suite comprising shower enclosure, mains fed shower, combination vanity unit with inset handwash basin and WC, recess spotlights, tiling floor to ceiling, chrome heated towel rail.

BEDROOM TWO

Double-bedroom with uPVC double-glazed window to the rear aspect, ceiling light, radiator, space for bedroom furniture, fitted carpet.

BEDROOM THREE

Double-bedroom with uPVC double-glazed window to the front aspect, ceiling light, radiator, storage cupboard, space for bedroom furniture, fitted carpet.

BEDROOM FOUR

Single bedroom with uPVC double-glazed window to the front aspect, ceiling light, radiator, fitted carpet.

FAMILY BATHROOM

Three-piece suite comprising panel-enclosed bath with shower over, vanity unit with inset handwash basin and WC, uPVC double-glazed obscured window to the rear aspect, recess spotlights, floor to ceiling tiling, chrome heated towel rail, laminate flooring.

INTEGRAL GARAGE

Up-and-over door to the front aspect and uPVC double-glazed door to the rear. Power and lighting connected, loft hatch access, LPG-fired boiler. Rainwater harvesting system.

OUTSIDE

The property is approached over a brick paved driveway providing offroad parking and access to the garage. The front garden is well presented being laid to lawn with a range of trees and shrubs. A pedestrian gate to the side leads to the rear garden which is laid to both lawn and patio with attractive beds laid to the border.

AGENT'S NOTE

The property benefits from a rainwater harvesting system which services the toilets and outside taps.

SERVICES

Mains drainage, electricity and water with rainwater harvesting system. LPG-fired central heating. Solar thermal panels.

TENURE Freehold

COUNCIL TAX BAND C

ENERGY EFFICIENCY RATING C

FLOOR PLANS

The floor plans displayed are not to scale and are for identification purposes only.

WHAT.3.WORDS.COM LOCATION

\\\\highlighted.camcorder.even

VIEWINGS

Please ring 01288 359999 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.



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