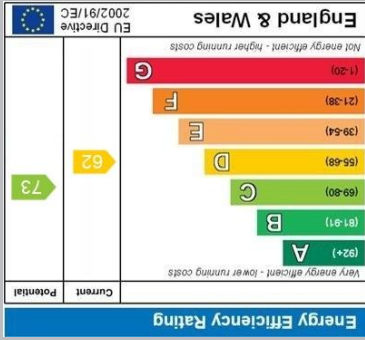


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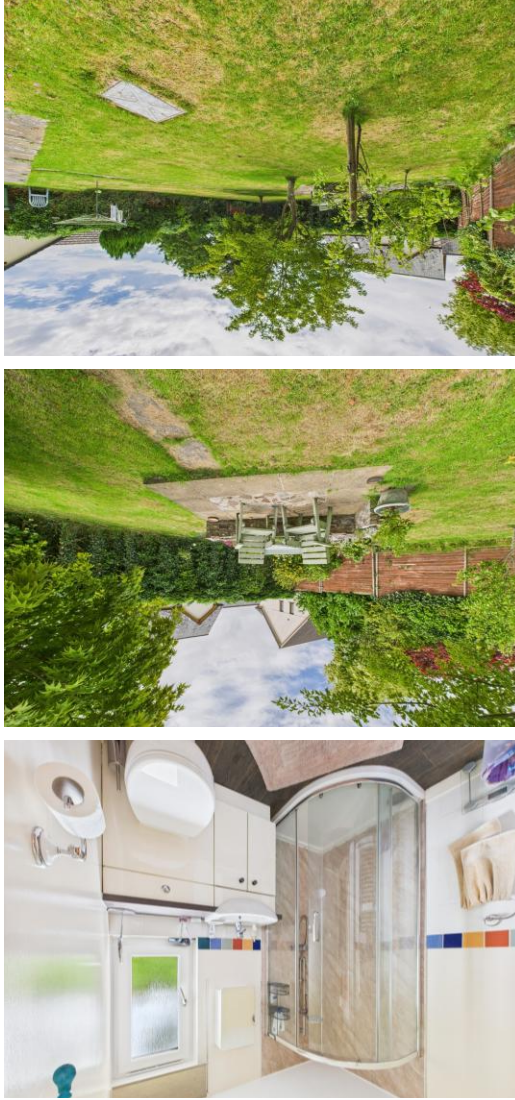


DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information shown in photographs and 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.

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Littlebridge Bungalow, Bridgerule, Holsworthy, Devon, EX22 7EX

Price £340,000

- Detached well presented non estate bungalow
- Located in the sought after village of Bridgerule
- Dual aspect living room, kitchen/dining room, side porch
- Three bedrooms and a modern shower room
- Single attached garage, off road parking and extensive gardens



The property professionals

Littlebridge Bungalow,

Bridgerule, Holsworthy, Devon, EX22 7EX

Price £340,000

Littlebridge Bungalow is a well presented and spacious non estate detached bungalow, 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 wood burner, kitchen/dining room with modern kitchen, side porch, three bedrooms and a modern shower room.

Outside there is an adjoining single garage, off road parking and extensive gardens to the front and rear, laid mainly to lawn with a patio seating area.

ENTRANCE HALL

Entering via an obscure double glazed composite door with matching fixed side panel to the split level entrance hall, loft hatch access, door to useful storage cupboard and radiator. Doors serve the following rooms.

LIVING ROOM

15' 7" x 13' 8" (4.75m x 4.17m) A bright and spacious dual aspect reception room with twin UPVC double glazed windows to the front and rear elevations overlooking the gardens. Stone hearth with wood burner and radiator.

KITCHEN/DINING ROOM

13' 9" x 10' 9" (4.19m x 3.28m) A bright and spacious kitchen dining room with UPVC double glazed window to the rear elevation and UPVC double glazed internal window. Radiator.

The kitchen is finished with a range of matching high gloss wall and base units with contrast in worksurface, inset composite sink and drainer with mixer tap and attractive tiled splashback, inset electric hob with extractor canopy, integrated high-level double oven, space for freestanding fridge and freezer, space and plumbing for slimline dishwasher and space and plumbing for washing machine. Door to:-



SIDE PORCH

7' 11" x 4' 8" (2.41m x 1.42m) UPVC double glazed windows to three elevations and UPVC double glazed door leading out to the garden. Wood laminate flooring.

BEDROOM ONE

11' 8" x 11' 8" (3.56m x 3.56m) A bright and spacious dual aspect double bedroom with UPVC double glazed windows to the front and side elevations overlooking the gardens. Fitted double wardrobe and radiator.

BEDROOM TWO

9' 9" x 8' 6" (2.97m x 2.59m) A bright and spacious double bedroom with UPVC double glazed window to the rear elevation overlooking the gardens. Radiator.

BEDROOM THREE

7' 6" x 7' 5" (2.29m x 2.26m) A single bedroom with UPVC double glazed window to the side elevation. Radiator.

SHOWER ROOM

6' 5" x 5' 7" (1.96m x 1.7m) UPVC double glazed obscure window to the side elevation, quadrant shower with mains fed shower, vanity unit with inset basin and storage below, toilet bowl with concealed cistern, chrome wall mounted heated towel rail.

GARAGE

18' 2" x 8' 11" (5.54m x 2.72m) Up and over door with light and power connected, wall mounted consumer unit, wooden framed window and wooden pedestrian door to the rear.

OUTSIDE

To the front of the property the property is accessed by wooden five bar gate opening onto a Tarmac drive providing off a parking for 3 to 4 vehicles. The garden to the front is mainly laid to lawn with established shrubs with path leading to the rear enclosed garden. To the rear the private enclosed garden is laid mainly to lawn with a stone patio seating area to one side, plum slate flower bed and a plum and pear tree.

COUNCIL TAX

Band D

SERVICES

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

TENURE

Freehold

FREE
SALES
&
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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 first left-hand turning, signposted Bridgerule, into the village and follow the road around to the right and the property will be located a short distance along on the left hand side.

