



2 Ford Cottages

Bradworthy, Holsworthy, Devon, EX22 7RQ

KIVELLS

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Holsworthy, Devon, EX22 6JB

£170,000 Guide Price

Characterful two-bedroom attached cottage

Great first time purchase or investment opportunity

Recently renovated and well-presented throughout

Sought-after village location with excellent local amenities

Offered for sale with no onward chain

EPC Rating: E



Situation

Ideally situated within walking distance of the thriving village square in Bradworthy, the property enjoys convenient access to an excellent range of everyday amenities, including a village shop, post office, petrol station, doctors' surgery, public house, veterinary practice, places of worship and a highly regarded primary school.

The bustling market town of Holsworthy is approximately seven miles away and offers a wider selection of facilities, including a supermarket, leisure centre and an 18-hole golf course.

The popular North Cornish coastal resort of Bude, renowned for its sandy beaches and dramatic coastline, is approximately 10 miles away, while the regional centre of Barnstaple, offering an extensive range of shopping, leisure and educational facilities, is around 23 miles.

Description

A fantastic opportunity to acquire a characterful two-bedroom attached cottage, recently renovated and well-presented throughout. Ideally suited as a first-time purchase, buy-to-let investment or holiday home, the property is offered for sale with no onward chain.

The well-proportioned accommodation briefly comprises an entrance hallway, kitchen, living room, two generous bedrooms and a bathroom.

Situated in the heart of the sought-after village of Bradworthy, the property enjoys easy access to an excellent range of local amenities, with on-street parking available nearby.

ACCOMMODATION

Entrance via a part-glazed wooden front door into:

HALLWAY

Window to the side elevation. Slate flooring, wall-mounted electric radiator and doors to:

KITCHEN

Window to the front elevation. Fitted with a range of matching base and wall-mounted units with work surfaces over incorporating an inset sink with mixer tap and drainer. Space for an oven with extractor hood over together with an under-counter fridge/freezer. Slate tiled flooring.

LIVING ROOM

Windows to the side elevation with stairs rising to the first floor. A characterful reception room with exposed beams, an attractive stone fireplace incorporating a traditional clome oven and inset wood-burning stove. Alcove shelving, fitted carpet and wall-mounted electric radiator.

LANDING

Window to the side elevation. Fitted carpet and access to a useful storage cupboard.

BEDROOM ONE

Window to the side elevation. A spacious double bedroom with ample room for a double bed and a range of furniture. Fitted wardrobes, access to the loft hatch, wooden flooring and wall-mounted electric radiator.

BEDROOM TWO

Window to the rear elevation. A well-proportioned bedroom with space for a range of bedroom furniture. Fitted wardrobe, carpet and wall-mounted electric radiator.

BATHROOM

Obscure window to the side elevation. Fitted with a four-piece suite comprising a freestanding bath, vanity unit with inset wash hand basin, WC and electric shower with glass shower screen. Vinyl flooring and wall-mounted electric radiator.

Services

Mains water, drainage and electricity.



EE Rating - E



Council Tax Band - B



Directions

What3Words - ///behaving.marinated.fulfilled



Virtual Tour

Available upon request.

Viewings strictly by appointment only

Please ring **01409 253 888** 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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