

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



A spacious modern three bedroom detached house situated in this sought after rural village, offered with a high quality finish with fully fitted kitchen and utility, family bathroom and en-suite to master bedroom, UPVC double glazing and oil fired central heating.

BLA**K**
PROPERTY

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Email bideford@blakproperty.co.uk
Website www.blakproperty.co.uk



5 Homeland Close, Bradworthy, Devon, EX22
 7FG | Offers in Excess of £300,000

5 Homeland Close is located in a quiet cul-de-sac position only a short walk from the large Village Square. The village benefits from a good range of amenities including Post Office/Store, General Store, Public House, Butchers, Doctors Surgery, Primary School and Social Club. The village itself is conveniently situated between the towns of Bideford, Holsworthy and Bude. The market town of Holsworthy is approximately 8 miles away and offers a wide range of shops including supermarket as well as sporting facilities and a range of other recreational amenities, with a comprehensive range of educational, recreational and shopping facilities. The coastal town of Bude is approximately 13 miles away. Bideford is approximately 12 miles from the regional centre of Barnstaple and a further 10 miles. Dartmoor National Park and the North Cornish and Devon Coast are all within easy driving distance. The property itself was constructed by the highly reputable Catalyst Homes offering high quality spacious accommodation throughout, the property benefits from full upvc double glazing, oil fired central heating, spacious entrance hall with down stairs cloakroom, 22'6" x 13'10" living room, fully fitted kitchen and utility, 3 double bedrooms with en-suite to master and family bathroom.

DIRECTIONS TO FIND: From Bideford proceed on the A388 Torrington Road and after approximately 1 mile turn right signposted parkham/Bradworthy, continue on this road until reaching the village of Bradworthy, as you come to the edge of the village take the right hand turning into Langdon Road, follow the road and number 5 will be seen on the left hand side

In all a well maintained detached family house with early viewing strongly recommended.

Entrance Hall: 14' 3" x 6' (4.34m x 1.83m) With UPVC double glazed front door and side screen, access to under stairs storage area radiator, stairs to first floor, engineered oak flooring

Cloakroom: With close coupled WC, wash hand basin with tiled splash backing, radiator, tiled floor, UPVC double glazed window.

Lounge:22' 6" x 13' 10" (6.86m x 4.22m) Solid slate hearth with Oranier woodburning stove, UPVC double glazed French doors with side windows and further UPVC double glazed window to rear elevation, engineered oak flooring, two radiators, recessed spot lights, TV and telephone points, storage, double doors leading to:

Kitchen/Diner:13' 11" x 11' 7" (4.24m x 3.53m) With an extensive range of matching wall and base units with roll top work surfaces, inset 1 1/2 bowl stainless steel sink with mixer over, tiled splash backing, fitted stainless steel oven, electric hob with stainless steel extractor and hood over, integrated dishwasher and fridge freezer, radiator, recessed spotlights, UPVC double glazed window, tiled floor.

Utility Room:7' 8" x 6' (2.34m x 1.83m) With wall and base units with roll top work surfaces, tiled splash backing, plumbing for washing machine and space for tumble drier, combination oil fired boiler providing both domestic hot water and central heating, UPVC double glazed window to rear elevation and UPVC double glazed door to side elevation, tiled floor.

First Floor Landing: With access to loft space with insulation, boarding rand loft ladder, radiator, wooden balustrade.

Bedroom One:13' 10" x 11' 9" (4.22m x 3.58m) With UPVC double glazed window to front elevation, built in wardrobe, radiator.

Ensuite:8' 9" x 6' 1" (2.67m x 1.85m) Three piece suite comprising walk in shower cubicle, his and hers pedestal wash hand basins in vanity units, close coupled w/c, fully tiled walls and floor, recessed spotlights, heated towel rail, upvc double glazed window.

Bedroom Two:11' 8" x 10' (3.56m x 3.05m) With UPVC double glazed window to front elevation, built in wardrobe, radiator.

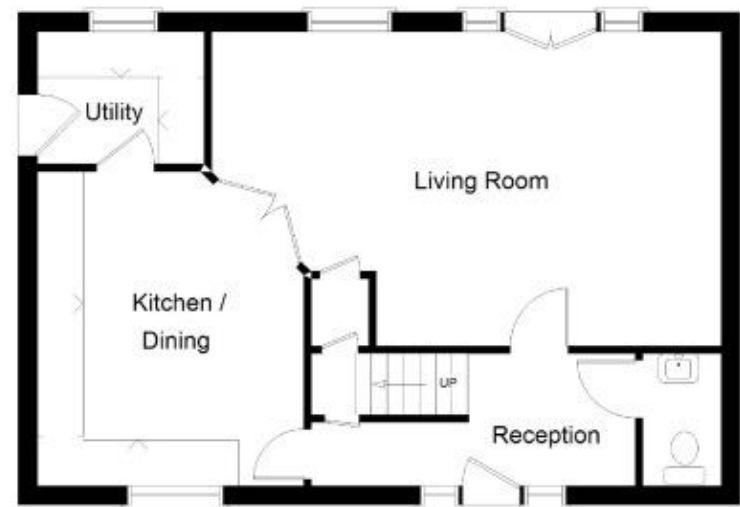
Bedroom Three:12' 7" x 10' (3.84m x 3.05m) With UPVC double glazed window to side elevation, radiator.

Bathroom:8' 4" x 6' 1" (2.54m x 1.85m) Three piece suite comprising modern panelled bath with shower from mixer, close coupled w/c, pedestal wash hand basin in vanity unit, fully tiled walls and floor, heated towel rail, recessed spotlights, UPVC double glazed window.

Outside: GARDEN: Tarmac driveway providing parking for two vehicles, oil storage tank, open plan front garden having been barked for ease of maintenance, side pedestrian access, fully enclosed west facing rear garden with patio and chipping area, Garden Shed.



First Floor



Ground Floor

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