



1 WOODSCOTT, BRADWORTHY, EX22 7TJ

£235,000

A newly converted 3 bedroom semi detached house situated in a popular village location and offering comfortable, superbly appointed accommodation including kitchen/diner, lounge with wood burner and master en-suite together with enclosed courtyard style garden and off road parking.

1 Woodscott is one of two semi detached houses created from a recent modern conversion, situated within the popular rural village of Bradworthy, offering an excellent range of local amenities.

This superb 3 bedroom home is complete with good quality floor coverings and neutral décor throughout, providing a clean, crisp finish whilst also benefiting from double glazed windows, oil fired radiators and underfloor heating together with PV solar panels and electric car charging point.

The comfortable ground floor layout comprises a well appointed kitchen/diner being semi-open plan into the lounge area with feature wood burning stove and French doors onto the garden.

From the first floor landing are the 3 good sized bedrooms, the master with en-suite shower room, and white bathroom suite including P-shaped bath with shower over and curved screen.

Externally is a rear level courtyard with useful gated access whilst there is off road parking to the front of the property.

Services: Mains electricity, water & drainage. Oil fired central heating. PV solar panels.

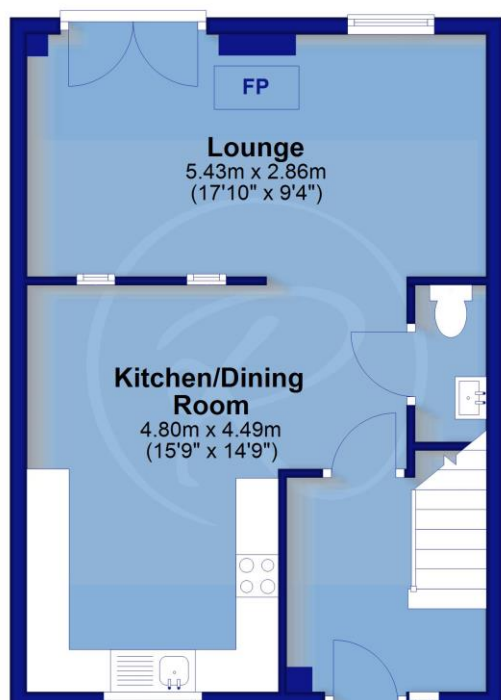
Energy Performance Certificate: TBC

Council Tax: TBC



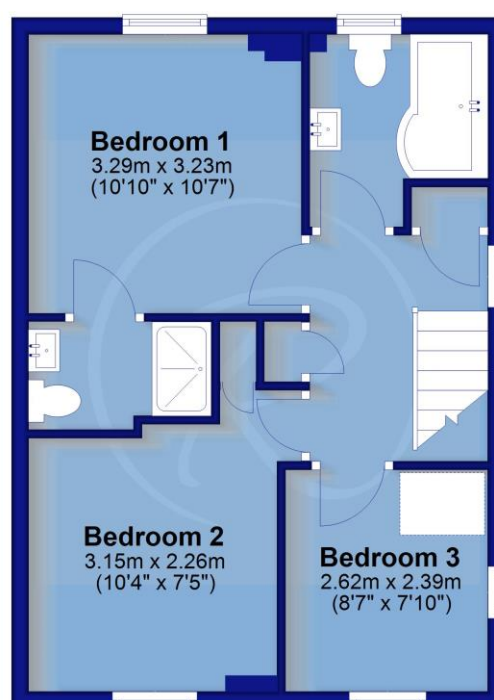
Ground Floor

Approx. 42.1 sq. metres (453.2 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.5 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

Office Address

24 The Quay, Bideford, EX39 2EZ

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