



4 Bedroom Corner Plot!

8 Tuckers Park, Bradworthy, Holsworthy, EX22 7TL

Guide Price

£280,000

- Four Double Bedrooms
- Two Bathrooms & Ground Floor Cloakroom
- Two Reception Rooms
- Views Over Open Fields
- Off-Road Parking
- Sought-After Village Location
- Walking Distance to Local Amenities
- No Onward Chain
- MUST BE VIEWED!

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

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Room list:

Entrance Hall

Lounge

3.18 × 4.90 (10'5" × 16'0")

Bathroom

Kitchen Area

3.16 × 3.93 (10'4" × 12'10")

Dining Room & Utility

4.97 × 3.93 (16'3" × 12'10")

Ground Floor Bedroom 4/ Snug/ Annex

3.50 x 4.86 (11'5" x 15'11")

Ensuite Shower Room

First Floor

Bedroom 1

3.19 × 4.18 m (10'5" × 13'8" m)

Bedroom 2

2.79 × 3.97 m (9'1" × 13'0" m)

Bedroom 3

3.19 x 2.85 m (10'5" x 9'4" m)

Outbuilding

Overview

Nestled in the heart of the ever-popular village of Bradworthy and within level walking distance of a wide range of local amenities, this versatile family home offers generous and well-proportioned accommodation throughout.

Number 8 Tuckers Park features three spacious reception rooms, four double bedrooms, two bathrooms, and a ground floor cloakroom. Externally, the property benefits from both front and rear gardens, as well as off-road parking. An ideal home for growing families or those seeking a property in a well-connected yet peaceful village setting.

Bradworthy is a thriving, self-contained village offering an excellent range of everyday amenities including a butcher, post office, general store, doctor's surgery, popular village pub, social club, garages, bowling green, and an active village hall hosting a variety of events. The village is also home to the highly regarded Bradworthy Primary Academy with Pre-School facilities.

The location provides convenient access to several nearby towns. The coastal resort of Bude, known for its sandy surfing beaches, lies approximately 10 miles away. The port and market town of Bideford is roughly 14 miles distant, while Holsworthy—with its Waitrose supermarket—is just 7 miles away. Further afield, the regional centre of Barnstaple is around 23 miles, with Okehampton and Dartmoor approximately 20 miles, and Exeter - with its mainline rail and motorway connections - some 40 miles distant.

Services

Mains water and sewage. Solid fuel central heating.

Council Tax band

B

EPC Rating

E

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797



Outside

The property is well located in the end of the cul-de-sac position with no through traffic. The house itself enjoys far reaching views over neighbouring farming fields.

The home has been vastly extended and now enjoys large family living and would suit this eof you looking for dual occupation. The ground floor has its own large bedroom suite with separate access and ability to include the utility room as a kitchen subject to minor re-arrangements.

For more information, don't delay contact our Bideford office for more information and to arrange a viewing appointment.

