



Coming Soon , Bridgerule, Holsworthy, Devon EX22 7EF

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COMING SOON - An exceptional newly built detached property nearing completion, on a generous plot with uninterrupted countryside and sea views. Exceptional one-off newly built home,

- Exceptional one-off newly built home
- Private plot
- Far reaching countryside and sea views
- 4 Bedrooms
- Option to add choice of Kitchen and bathrooms
- Gardens, garage and parking
- Extra land available by separate negotiation
- Freehold
- Council Tax Band: TBC

Guide Price £795,000

01566 774999 | [launceston@stags.co.uk](mailto:launceston@stags.co.uk)

## SITUATION

The property is located on the outskirts of the popular village of Bridgerule, where one can find a local pub and county primary school and community centre. A more comprehensive range of shopping facilities can be found at the coastal resort of Bude on the North Cornish coast which is some 6.5 miles distant or Holsworthy which offers further general stores including Waitrose. At Bude there is a choice of sandy beaches and some magnificent walks along the cliffs or historic Bude canal. There are educational facilities up to 'A' level standard and a variety of shops and supermarkets.

The thriving market town of Holsworthy is 5.3 miles away with its Waitrose supermarket, doctors, dentists and veterinary surgery together with places of worship. The former market town of Launceston, known as the 'Gateway to Cornwall' is some 13.6 miles to the south with access to the vital A30 trunk road which links the cathedral cities of Exeter and Truro. At Exeter there is an international airport, mainline railway station serving London Paddington and access to the M5 motorway.

## DESCRIPTION

A newly built detached residence, nearing completion, set within a generous private plot and enjoying uninterrupted countryside and far-reaching sea views. The property offers well proportioned accommodation, including four bedrooms, with the opportunity for purchasers to personalise the kitchen and bathroom fittings to their own specification. Outside, there are

gardens, together with a garage and ample parking. Additional land is available by separate negotiation.

For further information please contact the Stags Launceston Office on 01566 774999 or [launceston@stags.co.uk](mailto:launceston@stags.co.uk)

## VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.



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