



Bond
Oxborough
Phillips

Changing Lifestyles

3 Oak Court
Holsworthy
Devon
EX22 6JA

Asking Price: £200,000
Freehold



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01409 254 238
holsworthy@boproperty.com

3 Oak Court, Holsworthy, Devon, EX22 6JA



- MID TERRACE HOUSE
- 3 BEDROOMS
- FRONT AND REAR GARDEN
- USE OF COMMUNAL PARKING AREA
- WALKING DISTANCE TO A RANGE OF AMENITIES
- GREAT LINKS TO THE NORTH CORNISH COASTLINE AND OKEHAMPTON/A30
- AVAILABLE WITH NO ONWARD CHAIN



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This well-proportioned mid-terrace house offers an excellent opportunity for first-time buyers, families, or investors. The property features a modern kitchen, separate living/dining room and cloakroom on the ground floor, complimented with three good sized bedrooms and family bathroom, on the first floor.

The property also benefits from front and rear gardens that provide ideal spaces for outdoor relaxation and entertaining. Residents also have the distinct advantage of access to a communal parking area, offering convenient off-road parking.

The home is conveniently situated within walking distance of a wide range of local amenities and enjoys excellent transport links to the stunning North Cornish coastline, Okehampton, and the A30.

Available with no onward chain.

Directions

From Holsworthy proceed on the A3072 Bude road and on the edge of Holsworthy, opposite the BP Garage, turn right signed Holsworthy/Bradworthy. Turn immediately left into Oak Court whereupon the property will be found a short distance on the right hand side, with a Bond Oxborough Phillips "For Sale" board clearly displayed.

Situation

The bustling market town of Holsworthy with its weekly Pannier Market, has a good range of national and local shops together with a Waitrose supermarket located nearby. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course etc. Bude on the North Cornish coast is some 9 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 20 miles distant, whilst Barnstaple, the Regional North Devon Centre is some 30 miles. Launceston, Cornwall's ancient capital, is some 14 miles distant.

Dining/Living Room - 17'3" x 15'5" (5.26m x 4.7m)

Kitchen - 9'2" x 7'6" (2.8m x 2.29m)

Cloakroom - 5'5" x 3' (1.65m x 0.91m)

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Inner Hallway - 12'5" x 4'7" (3.78m x 1.4m)

First Floor Landing - 6'6" x 5'8" (1.98m x 1.73m)

Bedroom 1 - 12'8" x 8'10" (3.86m x 2.7m)

Bedroom 2 - 10'4" x 8'7" (3.15m x 2.62m)

Bedroom 3 - 9'7" x 8' (2.92m x 2.44m)

Bathroom - 6'5" x 5'3" (1.96m x 1.6m)

EPC Rating - EPC rating E (43) with the potential to be B (85). Valid until July 2030.

Council Tax Banding - Council tax band for the property is currently an 'A' (please note this council band may be subject to reassessment).

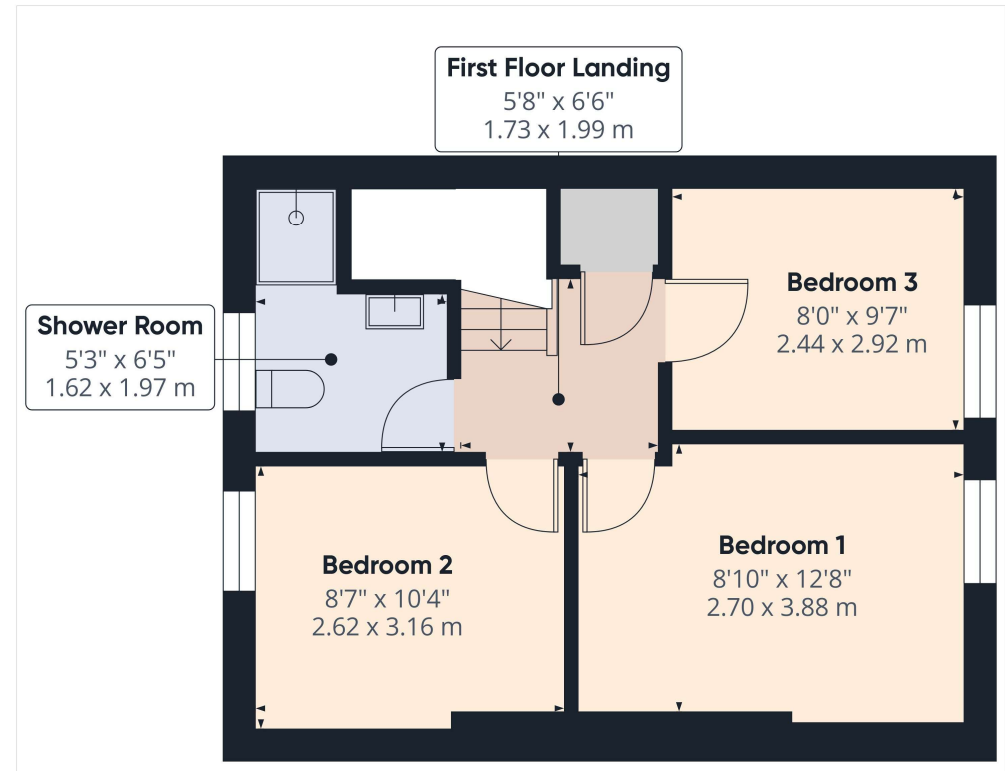
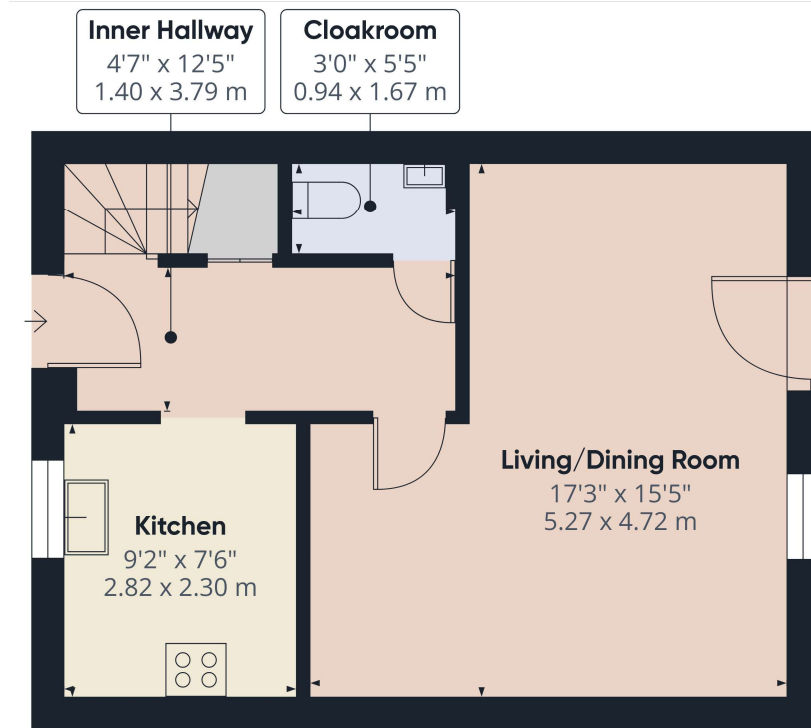
Services - Mains water, electric and drainage. Oil fired central heating.

Agents Note - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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