Bond Oxborough Phillips

Changing Lifestyles

Holmsleigh
Trewyn Road
Holsworthy
Devon
EX22 6HX

Asking Price: £275,000 Freehold

Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Holmsleigh, Trewyn Road, Holsworthy, Devon, EX22 6HX

- DETACHED BUNGALOW
- 2 DOUBLE BEDROOMS
- SOUGHT AFTER TUCKED AWAY LOCATION
- SUPERBLY PRESENTED HIGH QUALITY ACCOMODATION
- SOUTH EAST FACING ENCLOSED GARDENS
- DRIVEWAY WITH OFF ROAD PARKING FOR 2 VEHICLES
- HIGH SPECIFICATION ENERGY EFFICENT
- NO ONWARD CHAIN
- EPC: B
- Council Tax Band: C

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Overview

An outstanding opportunity to acquire this immaculately presented modern detached bungalow, constructed to a high specification and offered to the market for only the second time since its original build.

Occupying a discreet and peaceful position, tucked away just off one of the town's most sought-after streets, the property enjoys the perfect balance of privacy and convenience. Holsworthy's historic market square and its comprehensive range of amenities are within easy walking distance, including primary and secondary schooling, a Waitrose and M&S Foodhall, along with a variety of traditional shops and local services.

The thoughtfully arranged accommodation is light and inviting throughout. The double-aspect sitting room features French doors opening directly onto the sunny south-east facing rear garden, creating an excellent sense of indoor-outdoor living. The kitchen/dining room has been carefully designed and fitted with an attractive range of units and quality integrated appliances, further enhanced by a separate utility room. There are two generous double bedrooms, together with a contemporary bathroom.

Externally, the property is approached via a brick-paved driveway providing off-road parking, with gated side access leading to the enclosed rear garden. Designed for ease of maintenance, the garden enjoys a favourable sunny aspect and incorporates a patio area, level lawn and a timber garden shed.

Additional benefits include uPVC triple glazing throughout, solar panels offering improved energy efficiency along with a modest annual income, and mains services connected. Offered to the market with no onward chain, an internal viewing is highly recommended.

Location

The bustling market town of Holsworthy has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket, BP filling station, Marks & Spencers Simply Food and Wild Bean café. 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. Holsworthy is in the heart of "Ruby Country", named after the famous local Red Ruby cattle, and its excellent website www.ridetherubycountry.co.uk is well worth a visit.

Services - Mains Electricity, Water and Drainage. Solar Panels.

Agents Notes - 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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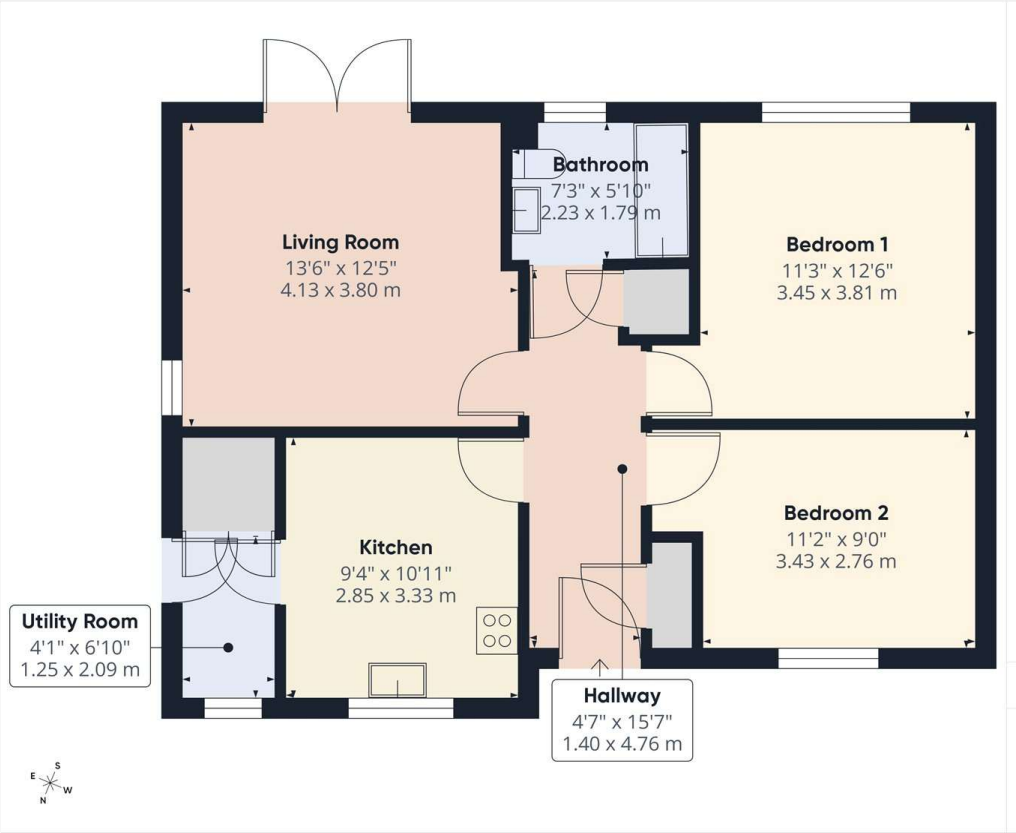
Floorplan



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.

Directions

From the centre of Holsworthy proceed on the A3072 towards Bude and on the edge of town, opposite the M&S Garage, turn right into Trewyn Road signed Bradworthy/Chilsworthy. Then take the immediate right turn. opposite the entrance to Oak Court and before the Vineyards. Holmsleigh will be found towards the top of this lane on the right-hand side.

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