



Bond
Oxborough
Phillips

Changing Lifestyles

17 Foresters Road
Holsworthy
Devon
EX22 6HP

Asking Price: £195,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

17 Foresters Road, Holsworthy, Devon, EX22 6HP



- SEMI DETACHED HOUSE
- 2 RECEPTION ROOMS
- WOOD BURNING STOVE
- 2 BEDROOMS
- FRONT AND REAR GARDEN
- WALKING DISTANCE TO A RANGE OF AMENITIES
- GREAT LINKS TO THE NORTH CORNISH COASTLINE & OKEHAMPTON/A30
- REQUIRES MODERNISATION THROUGHOUT
- AVAILABLE WITH NO ONWARD CHAIN



Directions

From our offices proceed on the A388 Bideford road and upon reaching the edge of town turn left signed Holsworthy Hospital, continue on this road for a short distance and the property will be found on the left hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.

Situation

The bustling market town of Holsworthy has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket and M&S. 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.



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17 Foresters Road, Holsworthy

Situated in a convenient location within the sought-after market town of Holsworthy, and within walking distance of a range of local amenities, 17 Foresters Road presents an excellent opportunity for first-time buyers and investors alike.

This two-bedroom semi-detached home offers spacious and well-proportioned accommodation throughout and is now in need of modernisation, providing fantastic potential to update and add value.

The ground floor comprises an entrance hall, generous living room, separate dining room, kitchen, and rear porch. On the first floor are two good-sized bedrooms and a family shower room.

Externally, the property occupies a good-sized plot with an enclosed, private, and low-maintenance rear garden, along with a lawned front garden. There is also ample space to create off-road parking for a couple of vehicles, subject to obtaining the necessary consents.

Entrance Hall - 10'4" x 11'4" (3.15m x 3.45m)

Kitchen - 13'6" x 5'4" (4.11m x 1.63m)

Dining Room - 11'4" x 10'4" (3.45m x 3.15m)

Living Room - 13'6" x 12'7" (4.11m x 3.84m)

Rear Porch - 5'4" x 5'2" (1.63m x 1.57m)

First Floor Landing

Bedroom 1 - 12' x 10'3" (3.66m x 3.12m)

Bedroom 2 - 15'2" x 6'1" (4.62m x 1.85m)

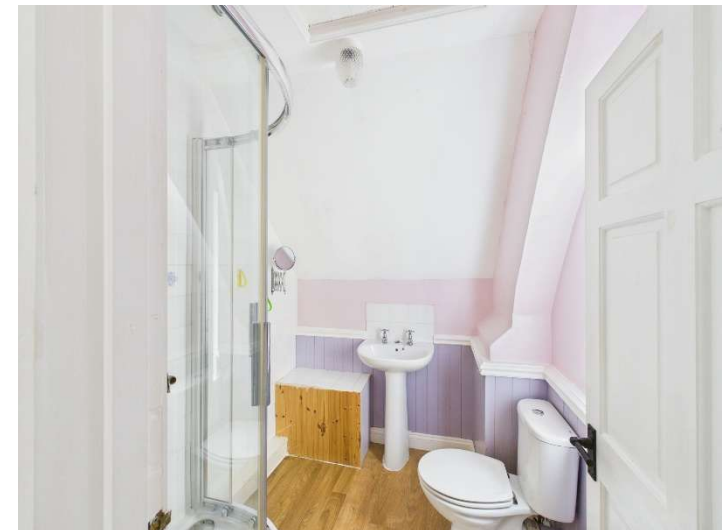
Shower Room - 6'7" x 5'11" (2m x 1.8m)

EPC Rating - EPC TBC.

Council Tax Banding - Council Tax Band "A" (please note this council band may be subject to reassessment).

Services - Mains water, electric and drainage.

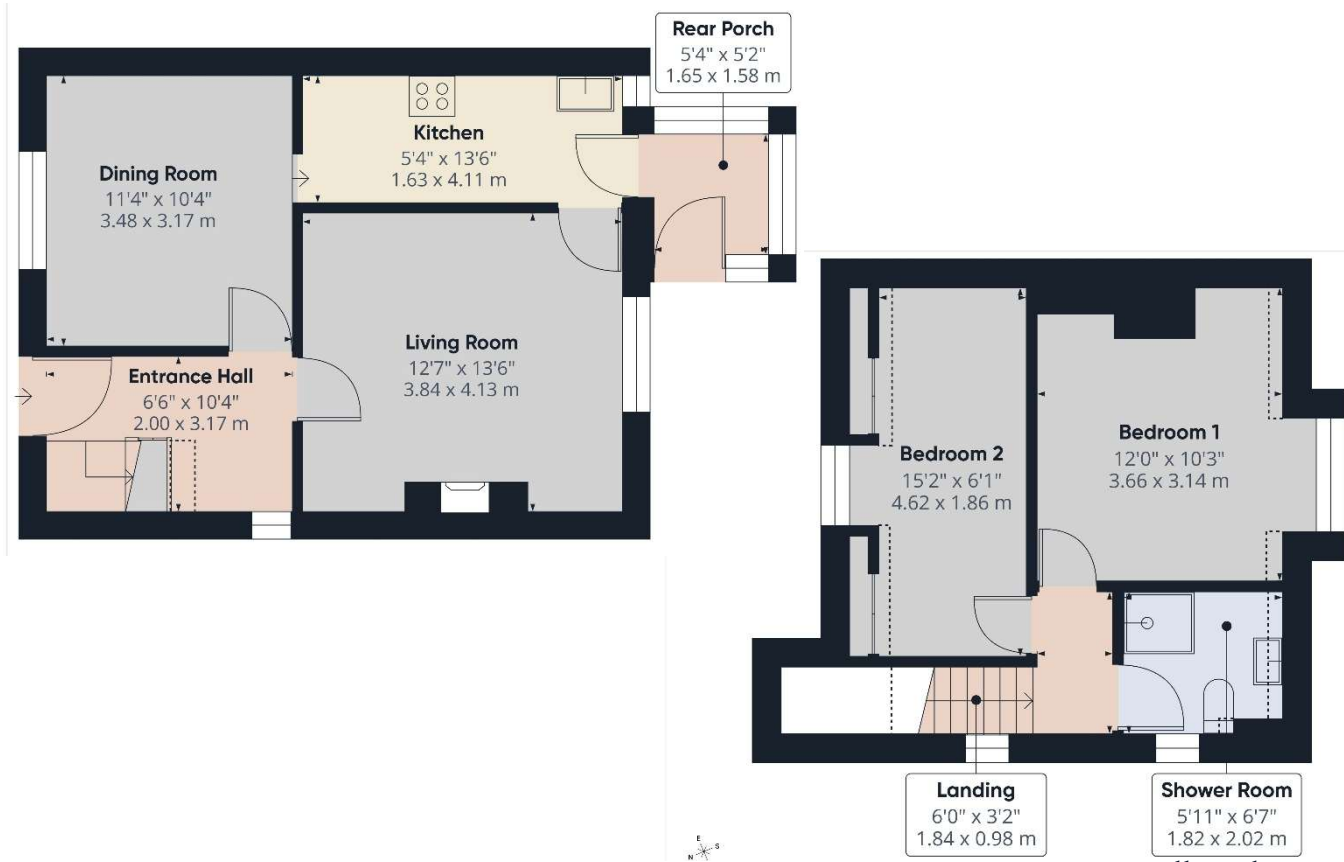
Agents Note - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out 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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