



Bond
Oxborough
Phillips

Changing Lifestyles

New Build Adjacent To Waldon View
Milton Damerel
Holsworthy
Devon
EX22 7DP

Asking Price: £325,000 Freehold



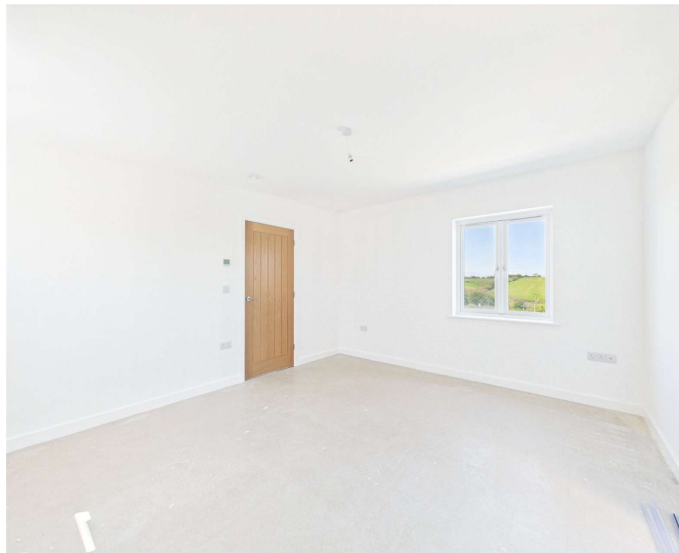
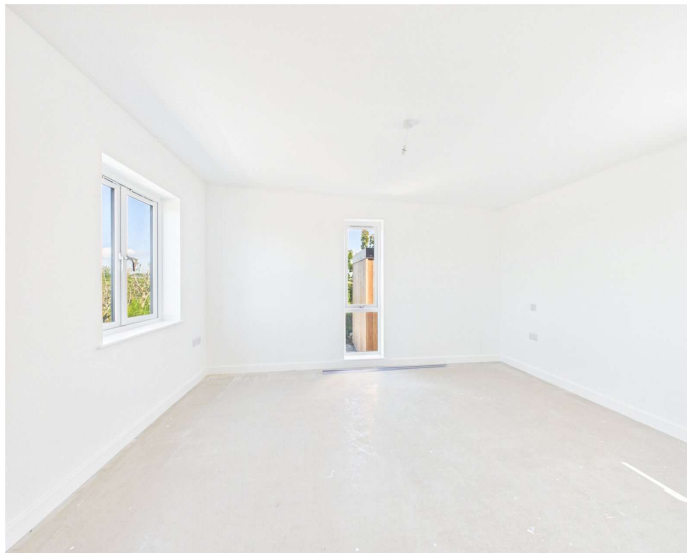
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01409 254 238
holsworthy@bopproperty.com

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- 2 BEDROOMS
- BRAND NEW BUNGALOW
- BUNGALOW
- APPROXIMATELY 0.25 ACRES
- GARDENS AND EXTENSIVE OFF ROAD PARKING
- STUNNING COUNTRYSIDE VIEWS
- UNDERFLOOR HEATING
- NO ONWARD CHAIN
- FANTASTIC RURAL LOCATION
- EPC: TBC
- Council Tax Band: tbc



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Overview

Enjoying a picturesque rural setting whilst conveniently located just five miles from the thriving market town of Holsworthy and approximately 15 miles from the popular coastal resort of Bude on the stunning North Cornish coastline, this exceptional brand-new detached bungalow offers beautifully presented accommodation within a generous plot of approximately 0.25 acres.

Accessed via a gated entrance driveway providing ample off-road parking, the property enjoys predominantly level enclosed gardens bordered by stock-proof fencing, perfectly positioned to take full advantage of the breathtaking panoramic views across the surrounding countryside. The accommodation is entered through an inviting entrance porch, ideal for coats and boots, leading into an inner hallway and the impressive open-plan living space. The superbly appointed kitchen seamlessly flows into generous dining and sitting areas, offering ample space for entertaining and everyday living. Flooded with natural light from windows to both the front and rear elevations, including bi-fold doors, this wonderful space has been thoughtfully designed to maximise the far-reaching rural outlook.

Positioned at either end of the residence are two spacious double bedrooms, complemented by a well-presented family bathroom centrally located between them. Externally, a useful outhouse provides practical space for utilities and services.

The nearby town of Holsworthy offers an excellent range of amenities, including primary and secondary schooling, a well-regarded golf course, and an array of shops, including Waitrose and Marks & Spencer Food Hall.

Offered to the market with no onward chain.

Location

The residence is most conveniently located between the market towns of Holsworthy, Bideford and Torrington. These offer an excellent range of local/national shops, professional services, leisure amenities and schooling to secondary level. The nearby filling station/convenience store at Horrelsford also provides the day to day essentials. The regional North Devon's Centre of Barnstaple with its acclaimed shopping centre is about 45 minute drive and has a wider range of amenities and via the North Devon link road gives access to the M5 near Tiverton. This area of Devon is still largely unspoilt with the Rivers Waldon and Torridge meandering through rolling farmland. The nearby prestigious "Woodford Bridge Country Club" offers some of the finest leisure/sporting facilities in the region whilst the very popular farm shop, Lizzie's Larder, is within walking distance of the property. The spectacular North Devon/Cornwall Coast, Dartmoor and Exmoor are within easy driving distance, whilst the local rivers offer superb opportunities for the keen game fisherman.

Services - Mains electricity, private water via borehole. Newly installed private drainage. Air source heat pump powers an underfloor heating system.

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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Directions

From Holsworthy proceed on the A388 Bideford road for some 5 miles until reaching Venn Green. Here turn right signed Milton Damerel, follow this country road for approximately 1/2 mile until reaching the Church on the left hand side, there turn right signposted Holsworthy, proceed for approximately 1/4 mile turning left signposted Thornbury, proceed up the hill whereupon the property will be found on the left hand side.

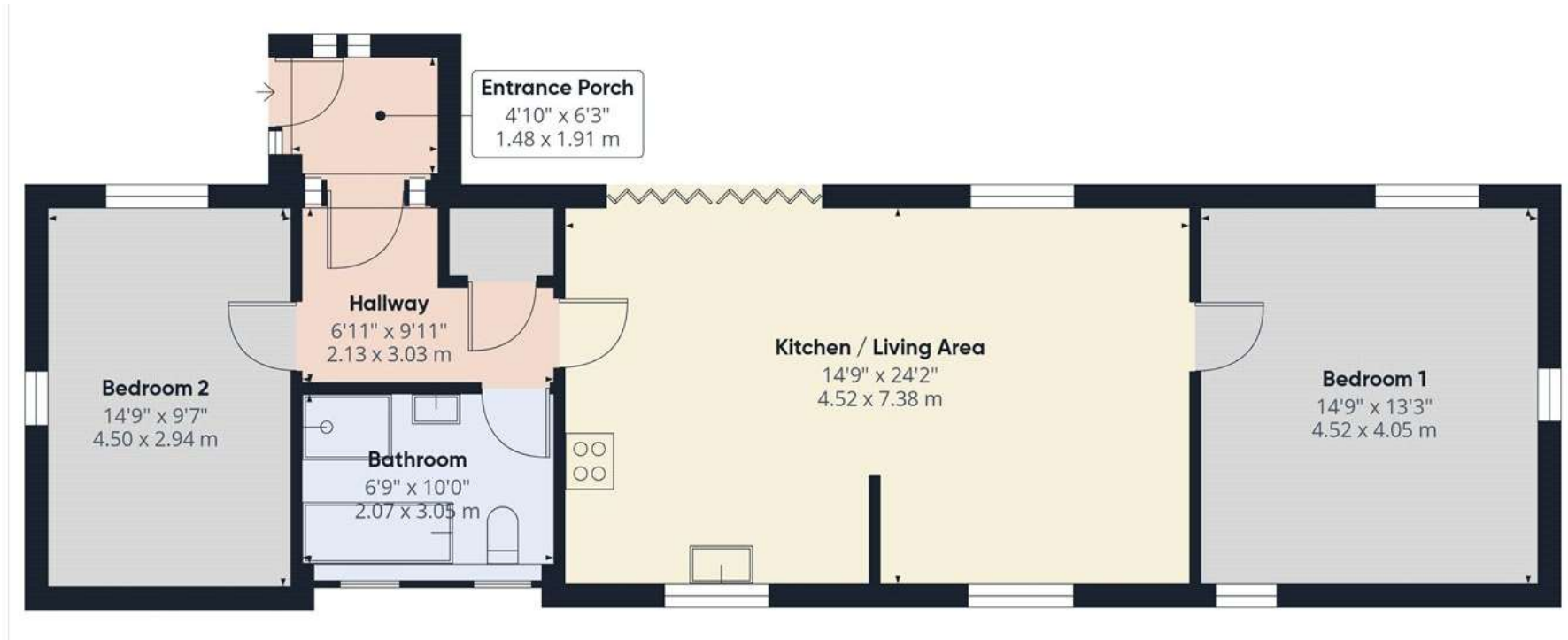


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Floorplan



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 to be obtained 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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