



Bond
Oxborough
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Changing Lifestyles

Plas Gwyn
Kingswood Meadow
Holsworthy
Devon
EX22 6HG

Asking Price: £375,000
Freehold

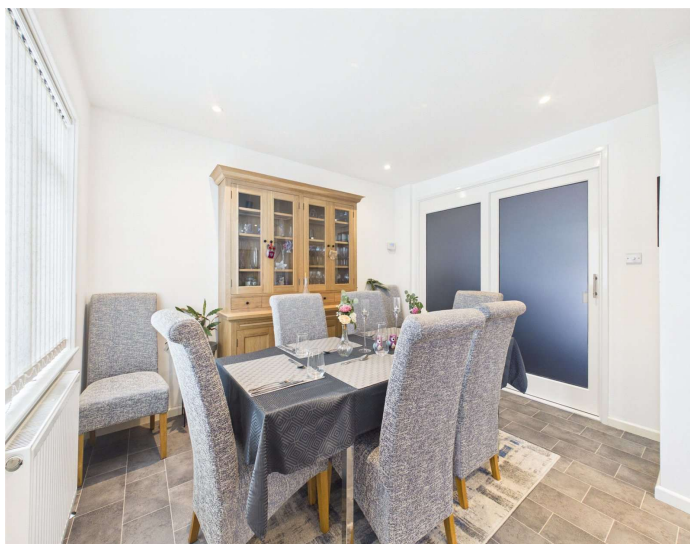


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01409 254 238
holsworthy@bopproperty.com



- DETACHED BUNGALOW
- WELL PRESENTED AND SPACIOUS ACCOMMODATION
- 3 RECEPTION ROOMS
- 3 BEDROOMS
- DETACHED SINGLE GARAGE, STORE ROOM AND POTTING SHED
- WRAP AROUND GARDEN
- OFF ROAD PARKING
- QUIET AND POPULAR CUL-DE-SAC LOCATION
- WALKING DISTANCE TO TOWN CENTRE
- GREAT LINKS TO NORTH CORNISH COASTLINE AND OKEHAMPTON/A30



Occupying a generous plot within one of Holsworthy's most sought-after residential cul-de-sacs, Plas Gwyn is a beautifully updated detached home offering stylish, versatile accommodation, landscaped wrap-around gardens in an enviable location just a short walk from the town centre and its excellent range of amenities.

Thoughtfully updated throughout, the property benefits from a modern fitted kitchen, updated utility room and modernised family bathroom. Further improvements include a new central heating system and boiler, complete rewiring, new internal doors, new carpets and the installation of a charming log-burning stove, creating a comfortable home that is ready to move into and enjoy.

A welcoming entrance porch opens into a spacious entrance hall, setting the tone for the well-planned accommodation beyond. The modern fitted kitchen with adjoining dining area forms the heart of the home, while the comfortable living room enjoys the warmth and character of a feature fireplace with inset log-burning stove. A separate sitting room provides valuable additional living space, ideal as a family room, home office, snug or additional bedroom. An adjoining conservatory also offers a light-filled place to relax and unwind.

There are three well-proportioned bedrooms, a well-appointed family bathroom, together with a practical utility room and cloakroom, providing space for washing machine and tumble dryer.

Outside, the thoughtfully landscaped wrap-around gardens provide a wonderful sense of tranquillity and privacy, with established planting, lawned areas and seating spaces to enjoy throughout the seasons. A detached garage, store room and potting shed offer excellent storage, while two separate driveways provide generous off-road parking for multiple vehicles.

Perfectly positioned within the highly regarded Kingswood Meadow development, Plas Gwyn is just a five-minute walk from Holsworthy's bustling market town centre, where a wide range of amenities can be found, including Waitrose, independent shops, cafés, the Post Office, schools, medical facilities and the popular weekly Pannier Market. Leisure facilities include a heated swimming pool, sports hall, bowling green, cricket club and an 18-hole golf course.

The stunning North Cornish coastline, including the popular seaside town of Bude, is approximately nine miles away, while Okehampton and the A30 provide excellent links to Exeter and beyond. Dartmoor National Park, Bideford, Launceston and Barnstaple are all within easy reach.

Beautifully presented throughout, Plas Gwyn offers an exceptional opportunity to acquire a spacious home in one of Holsworthy's most desirable locations, combining modern comfort, generous living space and a peaceful setting within easy walking distance of the town centre.



Directions

From the centre of Holsworthy proceed on the A388 towards Bideford, passing straight through the mini-roundabout, and take the right hand turning into Kingswood Meadow. Proceed into the development, following the road to the left. Then take the first right hand turn and the entrance to Plas Gwyn can be found after a short distance on the left hand side.

Situation

Plas Gwyn is nestled within the sought after residential cul-de-sac of Kingswood Meadow and is literally within 5 minutes' walk of Holsworthy's bustling market square with its weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket. 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.



Plas Gwyn, Kingswood Meadow, Holsworthy, Devon, EX22 6HG

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Internal Description

Entrance Porch - 7'4" x 5'8" (2.24m x 1.73m)

Kitchen/Diner - 21'2" x 11'1" (6.45m x 3.38m)

Living Room - 13'7" x 12'7" (4.14m x 3.84m)

Sitting Room - 16'10" x 8'11" (5.13m x 2.72m)

Sunroom - 11'4" x 5'7" (3.45m x 1.7m)

Bedroom 1 - 13'5" x 9'11" (4.1m x 3.02m)

Bedroom 2 - 11'5" x 8'11" (3.48m x 2.72m)

Bedroom 3 - 9'3" x 5'11" (2.82m x 1.8m)

Bathroom - 6'11" x 5'8" (2.1m x 1.73m)

Utility Room - 9'1" x 5'1" (2.77m x 1.55m)

Cloakroom - 6'2" x 2'5" (1.88m x 0.74m)

Garage - 17'8" x 9'1" (5.38m x 2.77m)

Store Room - 11'8" x 9'2" (3.56m x 2.8m)

Potting Shed - 9'1" x 4'4" (2.77m x 1.32m)

Services - Mains water, electric and drainage. LPG gas central heating. Full Fibre connected.

EPC Rating - EPC rating E (43) with the potential to be D (58). Valid until May 2036.

Council Tax Banding - The Council Tax Band for the property is currently a 'D' (please note this council band may be subject to reassessment).

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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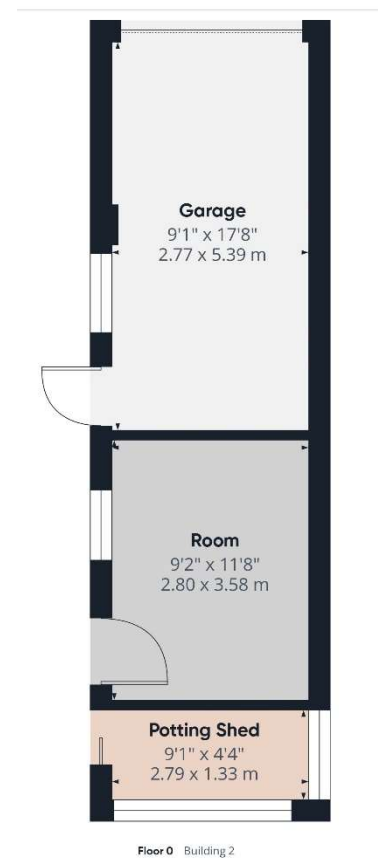


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Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information 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.

We are here to help you find and buy your new home...

Albion House
4 High Street
Holsworthy
Devon
EX22 6EL

Tel: 01409 254 238

Email: holsworthy@bopproperty.com

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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.

Please do not hesitate to contact
the team at Bond Oxborough
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for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	43 E	
21-38	F		
1-20	G		

