



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

9 Glebelands  
Holsworthy  
Devon  
EX22 6AQ

**Asking Price: £187,500**  
**Freehold**



Changing Lifestyles

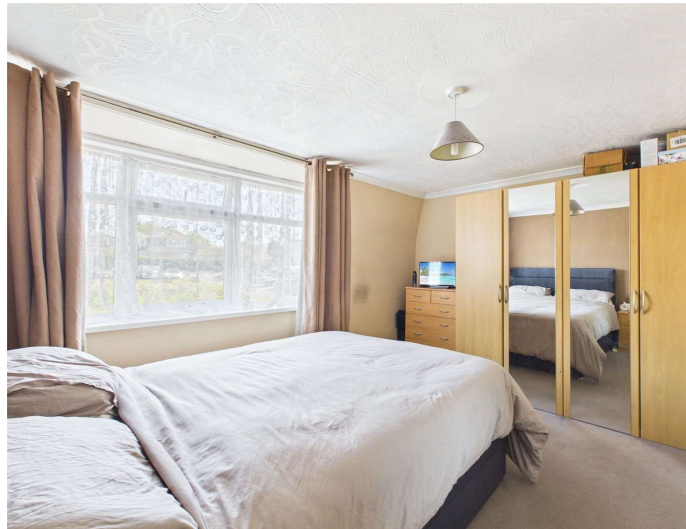
01409 254 238  
[holsworthy@boproperty.com](mailto:holsworthy@boproperty.com)

9 Glebelands, Holsworthy, Devon, EX22 6AQ

4 BEDROOM MID-TERRACE HOUSE  
ADEQUATE OFF-ROAD PARKING  
AREA  
LARGE REAR GARDEN WITH PATIO  
AREA  
IN NEED OF MODERNISATION  
THROUGHOUT  
NON-TRADITIONAL CONSTRUCTION  
COUNCIL TAX BAND A



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.



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## 9 Glebelands, Holsworthy, Devon, EX22 6AQ

Bond Oxborough Phillips are delighted to present this generously proportioned family home, superbly positioned within a highly convenient town location and within easy walking distance of a wide range of local amenities, schools and everyday facilities.

Upon entering the property, you are welcomed by a spacious entrance hallway with stairs rising to the first floor, creating an immediate sense of space. To the front of the home is a bright and airy living room, flooded with natural light from a large front-facing window, providing an ideal space for relaxation and entertaining alike.

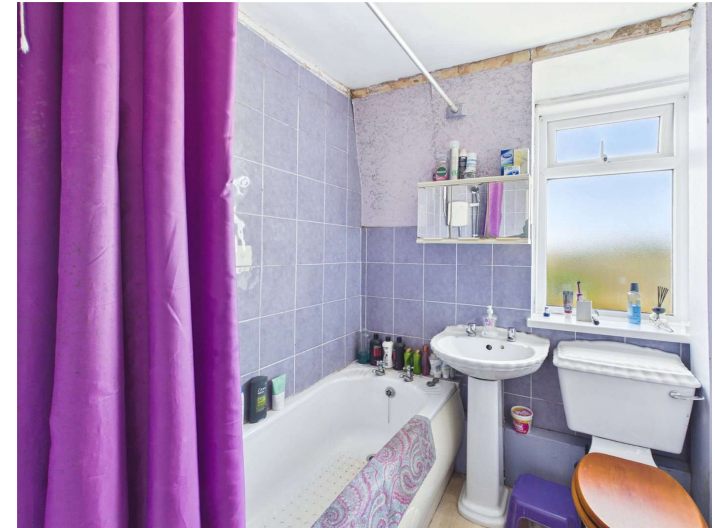
The kitchen is fitted with a range of wall and base units and flows through to the dining room, offering excellent potential for modern family living. Beyond this is a rear porch area incorporating a useful utility space, storage area and separate W.C.

To the first floor, the property offers three well-proportioned double bedrooms alongside a fourth bedroom, perfectly suited as a child's room, hobby space or home office for those working remotely. The family bathroom comprises a panelled bath with shower over, pedestal wash hand basin and low-level W.C.

Externally, this property truly comes into its own. To the front, there is ample off-road parking for several vehicles, while to the rear a generous enclosed garden enjoys pleasant open views across a nearby playing field. A recently added patio area provides the perfect setting for al fresco dining and outdoor entertaining, making this an excellent space for families to enjoy.

Offering fantastic potential throughout, the property does require modernisation and is of non-traditional construction, presenting an exciting opportunity for buyers looking to create a home tailored to their own tastes and requirements.

An internal viewing is highly recommended to fully appreciate the size, potential and excellent location this spacious family home has to offer.



## Changing Lifestyles

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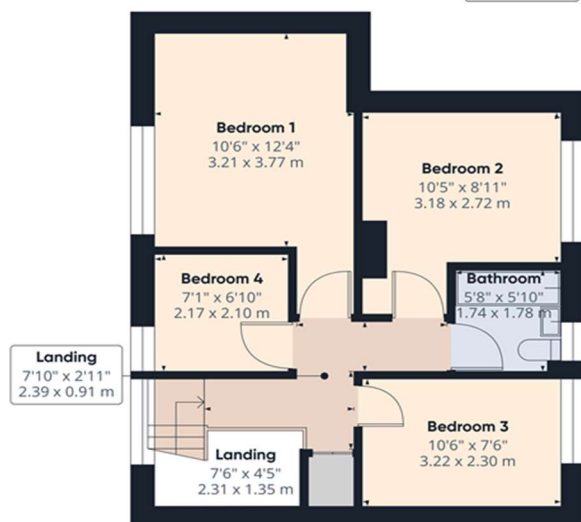
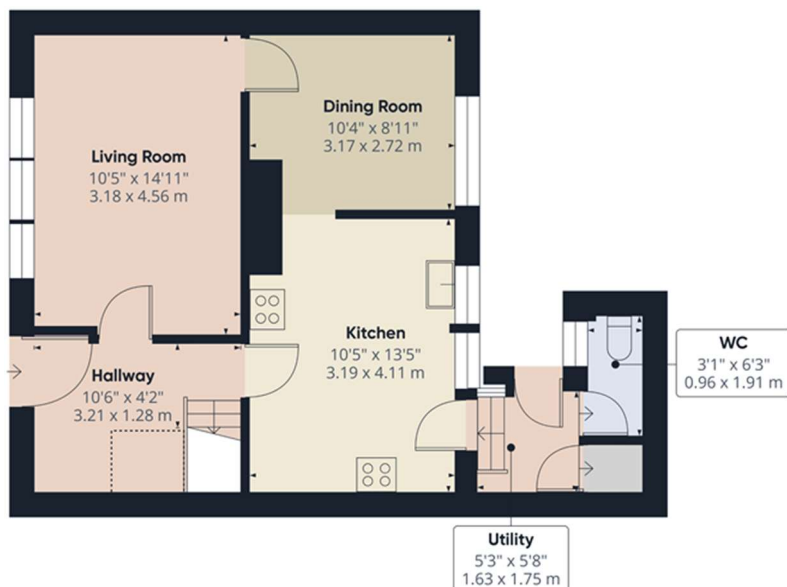
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## Have a property to sell or let?

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.



### Directions

From the centre of Holsworthy proceed along Bodmin Street, turning right into Croft Road. Proceed into Glebelands and take the left hand turn, the property will be found after a short distance on the right hand side with a Bond Oxborough Phillips 'For Sale' board clearly displayed.

**Agent 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.

**Agent Notes** - There is currently no electric connection in the utility or downstairs W.C.

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

**EPC Rating** - The EPC rating for the residence is 'E' (41) with the potential to be a 'C' (69).

**Council Tax Band** - The Council Tax Band for the residence is currently an 'A' (please note this council band may be subject to reassessment).

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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