



Bond
Oxborough
Phillips

Changing Lifestyles

5 Belle Vue Close
Holsworthy
Devon
EX22 6EN

Asking Price: £254,500
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com



- ECO-FRIENDLY SEMI-DETACHED HOUSE
 - ARRANGED OVER 3 LEVELS
- WELL PRESENTED AND SPACIOUS ACCOMMODATION
 - OPEN PLAN KITCHEN/DINING/LIVING ROOM
 - 3 DOUBLE BEDROOMS, 1 ENSUITE
 - FAMILY BATHROOM AND CLOAKROOM
 - OFF ROAD PARKING
 - ENCLOSED, LANDSCAPED GARDEN
 - COUNTRYSIDE VIEWS
- AIR SOURCE HEAT PUMP AND SOLAR PANELS
 - REMAINDER OF NHBC WARRANTY
 - WALKING DISTANCE TO TOWN CENTRE
- GREAT LINKS TO OKEHAMPTON/A30 AND THE NORTH CORNISH COASTLINE
 - EPC A & COUNCIL TAX BAND C
 - NO ONWARD CHAIN



Situated within walking distance of the town centre and enjoying excellent links to Okehampton, the A30 and the stunning North Cornish coastline, this well-presented and spacious eco-friendly semi-detached home offers versatile accommodation arranged over three levels and is available with NO ONWARD CHAIN!

The property features a superb open-plan kitchen, dining and living area, creating an ideal space for modern family living and entertaining, with feature patio doors opening onto the enclosed rear garden and enjoying stunning views across the surrounding countryside. There are three generous double bedrooms, including a principal bedroom with ensuite facilities, together with a family bathroom and cloakroom.



Externally, the property benefits from off-road parking and an enclosed, private, and landscaped rear garden enjoying attractive countryside views.

Designed with energy efficiency in mind, the home further benefits from an air source heat pump with underfloor heating throughout the ground floor, solar panels, and the remainder of the NHBC warranty.

EPC Rating A. Council Tax Band C.

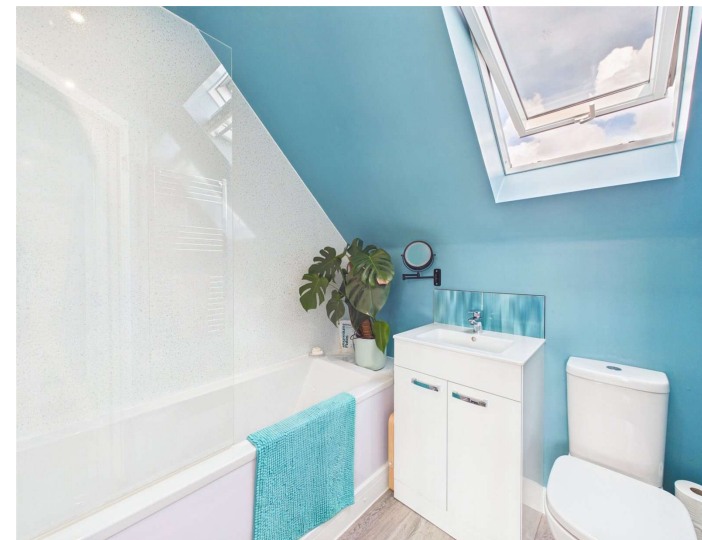
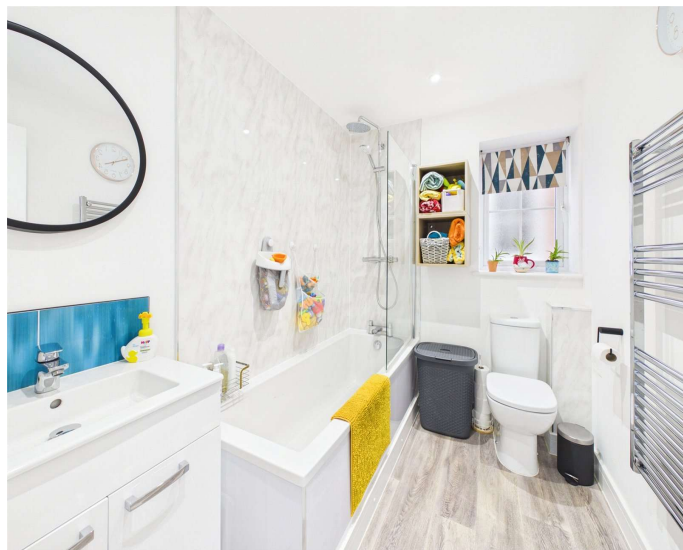


Situation

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.

Directions

From our office proceed along Fore Street towards Launceston for about 100 yards, and turn left immediately after Peter Peter & Wright. Continue down the hill where the entrance to Belle Vue Close will be found on the left hand. Number 5 can be found after a short distance on the right hand side with its number plaque and Bond Oxborough Phillips 'For Sale' board clearly displayed.



5 Belle Vue Close, Holsworthy, Devon, EX22 6EN

Internal Description

Entrance Hall

Open plan Kitchen/Dining/Living Room - 27'1" x 14'11" (8.26m x 4.55m)

Cloakroom - 4'5" x 3'3" (1.35m x 1m)

Bedroom 1 - 15'10" x 12'3" (4.83m x 3.73m)

Ensuite Bathroom - 6'8" x 6'5" (2.03m x 1.96m)

Bedroom 2 - 13'7" x 8'4" (4.14m x 2.54m)

Bedroom 3 - 11'11" x 8'2" (3.63m x 2.5m)

Family Bathroom - 8'2" x 5'10" (2.5m x 1.78m)

Services - Mains water, electric and drainage. An air source heat pump, solar panels & battery.

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

EPC Rating - EPC rating A. Valid until March 2035.

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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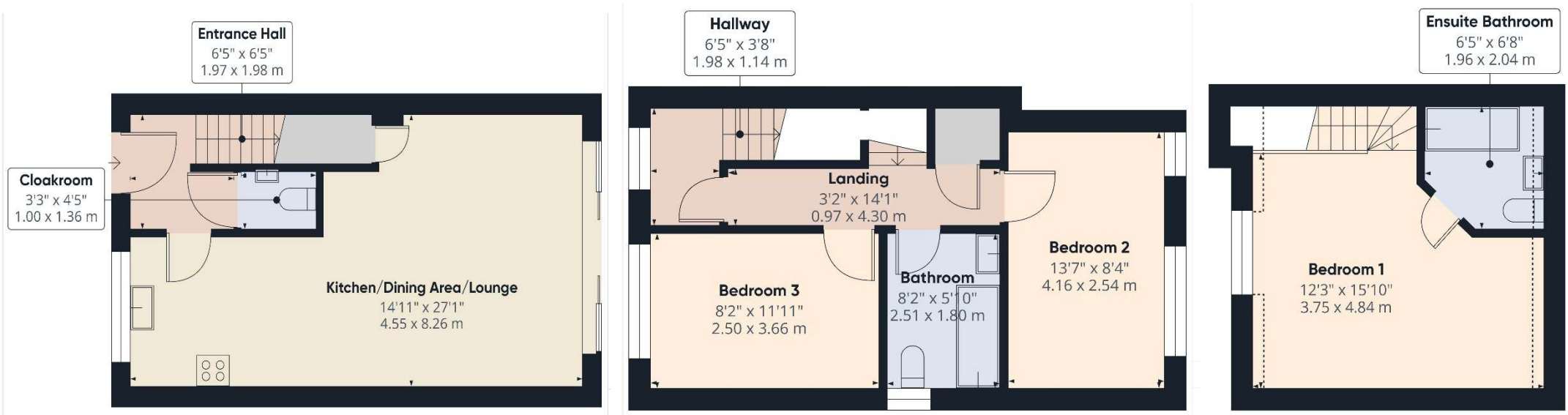
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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from 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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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

Have a property to sell or let?

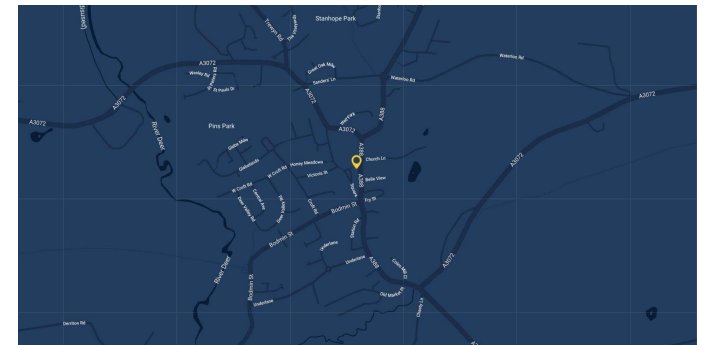
If you are considering selling or letting your home,
please contact us today on 01409 254 238 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01409 254 238

for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A	93 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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