



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Westover  
2 Park Close  
Holsworthy  
Devon  
EX22 6HR

**Asking Price: £285,000 Freehold**



Changing Lifestyles

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

Westover, 2 Park Close, Holsworthy, Devon, EX22 6HR

- DETACHED BUNGALOW
- 3 BEDROOMS
- WALKING DISTANCE TO TOWN CENTRE/AMENITIES
- OFF ROAD PARKING
- GARAGES
- FRONT & REAR GARDENS
- SOUGHT AFTER LOCATION
- EPC RATING - D
- COUNCIL TAX BANDING - C



## Location



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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## Overview

An excellent opportunity to acquire this well-presented three-bedroom detached bungalow, ideally situated in a highly sought-after location within easy walking distance of Holsworthy's thriving town centre.

The property offers well-balanced and versatile accommodation, including a fitted kitchen enjoying pleasant views over the rear garden. The spacious living room incorporates a defined dining area and is filled with natural light, enhanced by dual aspect windows.

A ground floor bathroom is fitted with a modern suite, including a walk-in shower, providing convenience for everyday living. The accommodation is thoughtfully arranged, with two generously proportioned bedrooms on the ground floor, while a further bedroom on the first floor offers additional flexibility. All bedroom's benefit from ample storage, making the home well-suited to a variety of purchasers.

Externally, the property is complemented by a well-maintained front garden, along with a bright and inviting sun room that enjoys an attractive outlook, creating an ideal space for relaxation. Further benefits include off-road parking and multiple useful storage units, ensuring practicality for modern living.

The rear garden provides an excellent setting for outdoor enjoyment and entertaining, featuring a vegetable patch, a designated alfresco dining area, and the added advantage of a detached garage.

Combining comfortable accommodation with a prime location, this appealing home presents an excellent opportunity for a wide range of prospective buyers.

**EPC** - EPC rating is a 'D' (59) with potential to extend to a 'C' (78).

**Council Tax Banding** - Band 'C' (please note this council band may be subject to reassessment).

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

**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.

## Directions

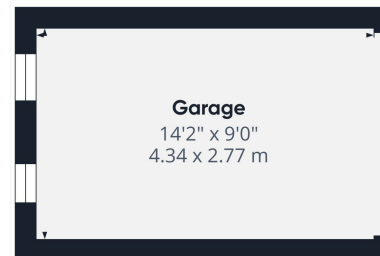
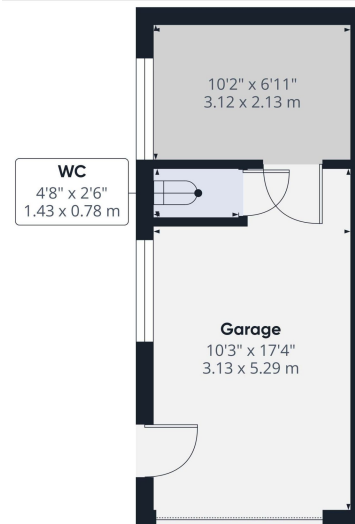
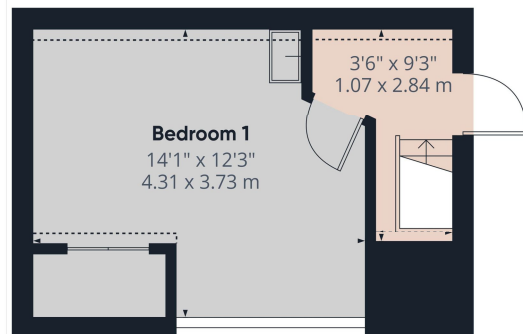
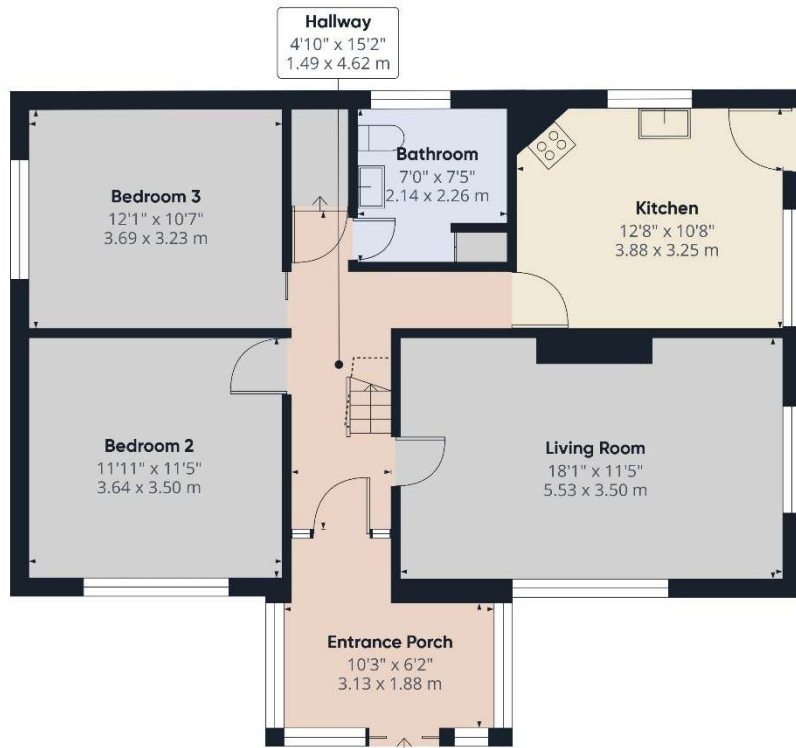
From the centre of Holsworthy proceed on the A388 towards Bideford and on reaching the edge of Holsworthy, turn left signed "Hospital". Follow this road, taking the second right hand turning into Park Close, and Westover will be found about 400 yards along on the right hand side with a Bond Oxborough Phillips 'To Let' notice clearly displayed.

## Changing Lifestyles



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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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