



Bond
Oxborough
Phillips

Changing Lifestyles

6 Railway Cottages
Underlane
Holsworthy
Devon
EX22 6BN

Asking Price: £165,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

6 Railway Cottages, Underlane, Holsworthy, Devon, EX22 6BN

- END TERRACE HOUSE
- 2 RECEPTION ROOMS
- 2 BEDROOMS
- ENCLOSED WRAP AROUND GARDEN
- CONVENIENT LOCATION WITHIN HOLSWORTHY
- WALKING DISTANCE TO A RANGE OF AMENITIES
- GOOD LINKS TO OKEHAMPTON/A30 AND THE NORTH CORNISH COASTLINE



Conveniently situated in the heart of the bustling market town of Holsworthy, this charming property is within easy walking distance of a wide range of local amenities. It also benefits from excellent transport links to Okehampton, the A30, and the stunning North Cornish coastline.

No. 6 Railway Cottages offers well-presented accommodation throughout, comprising a kitchen, separate dining room, living room, and family bathroom on the ground floor. Upstairs are two generously sized double bedrooms.



Outside, the property enjoys the distinct advantage of a generous, private garden that wraps around the house, providing a high degree of seclusion. Predominantly laid to lawn, the garden also features a couple of decked seating areas, creating the ideal setting for al fresco dining, entertaining, or simply relaxing outdoors.

Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com



Situation

The bustling market town of Holsworthy offers an excellent range of amenities, including a weekly Pannier Market, a variety of national and independent shops, a Waitrose supermarket, BP filling station, Marks & Spencer Simply Food, and a Wild Bean Café.

The town also boasts a wealth of leisure facilities, including a heated swimming pool, sports hall, bowling green, cricket club, and an 18-hole golf course.

Ideally situated, Holsworthy is approximately 9 miles from the popular coastal resort of Bude on the North Cornish coast. The market towns of Okehampton, on the edge of Dartmoor National Park, and Bideford are both around 20 miles away, while Barnstaple, the regional centre for North Devon, is approximately 30 miles distant. Launceston, the ancient capital of Cornwall, lies around 14 miles to the south.

Holsworthy sits at the heart of the picturesque "Ruby Country", an area renowned for its rich agricultural heritage and famous Red Ruby cattle.

Directions

From the centre of Holsworthy, head towards Launceston. Just after passing beneath the stone bridge, turn right into Underlane. Continue along this road and proceed straight over the mini-roundabout. The pedestrian access to the property can then be found on the right-hand side, identified by a Bond Oxborough Phillips 'For Sale' board. A right of way across the neighbouring properties' front gardens provides access to No. 6.



6 Railway Cottages, Underlane, Holsworthy, Devon, EX22 6BN

Changing Lifestyles

Internal Description

Kitchen - 12'7" x 8'10" (3.84m x 2.7m)

Dining Room - 11'3" x 10'8" (3.43m x 3.25m)

Living Room - 14'10" x 10'8" (4.52m x 3.25m)

Bathroom - 9'3" x 10'10" (2.82m x 3.3m)

Bedroom 1 - 11'8" x 10'10" (3.56m x 3.3m)

Bedroom 2 - 10'10" x 10'9" (3.3m x 3.28m)

Services - Main water, electric and drainage.

EPC Rating - EPC rating F (30) with the potential to be B (82). Valid until April 2027.

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

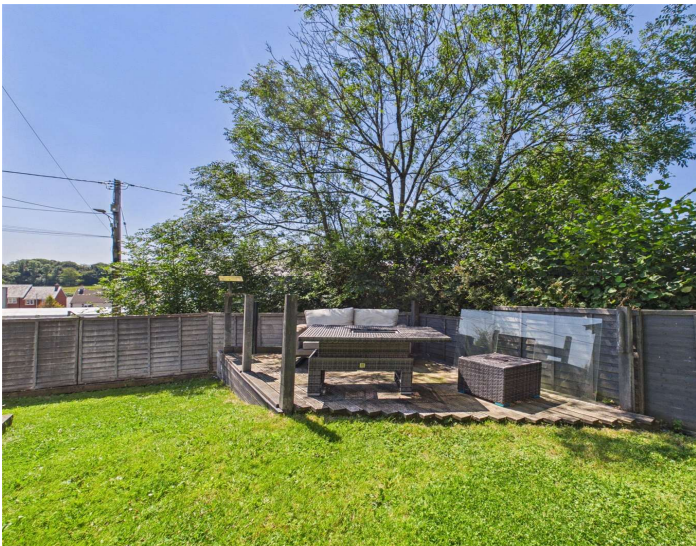
Agents Note - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out 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.



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

6 Railway Cottages, Underlane, Holsworthy, Devon, EX22 6BN



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

6 Railway Cottages, Underlane, Holsworthy, Devon, EX22 6BN



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.

Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

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		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

