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Changing Lifestyles

41 Molesworth Way
Holsworthy
Devon
EX22 7FD

Asking Price: £325,000
Freehold



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01409 254 238
holsworthy@bopproperty.com

41 Molesworth Way, Holsworthy, Devon, EX22 7FD



- DETACHED BUNGALOW
- 2 DOUBLE BEDROOMS (1 EN-SUITE)
- SPACIOUS ACCOMMODATION
- DETACHED GARAGE
- OFF ROAD PARKING
- GARDEN
- COUNTRYSIDE VIEWS
- CONVENIENT TOWN EDGE LOCATION
- SITUATED ON POPULAR DEVELOPMENT FOR THE OVER 55'S
- AVAILABLE WITH NO ONWARD CHAIN



Occupying a prime position on the edge of Holsworthy within this popular over-55s development, 41 Molesworth Way is an exceptionally well-appointed detached bungalow, beautifully presented throughout and enjoying stunning countryside views.

The spacious and well-proportioned accommodation comprises an inviting entrance hall, a modern fitted kitchen, and a light-filled living/dining room that enjoys lovely views over the garden and the surrounding countryside. There are two generous double bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room, in addition to a contemporary family bathroom.

Externally, the property offers ample off-road parking, a detached garage, and the added advantage of a separate entrance providing secure parking for a caravan or motorhome.

The beautifully maintained rear garden is a particular highlight, offering a variety of thoughtfully designed spaces for relaxing and entertaining while taking full advantage of the picturesque countryside backdrop. Features include paved patio areas, raised decking, a charming summer house, a powered gazebo, greenhouse, and an additional garden shed. A delightful brook meanders along the bottom of the garden, further enhancing the property's peaceful and idyllic setting.

Offered to the market with no onward chain.



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THE DEVELOPMENT

Rydon Village is unlike any other village in the South West. Conceived by a local landowner in conjunction with a long established family owned building company, it aims to provide a quiet and peaceful sanctuary from which you can venture out to enjoy life and return to unwind and recharge your batteries. For this reason its' benefits are restricted to those over 55 and their partners. Maturity brings some privileges and Rydon Village is one of them. In keeping with their beautiful surroundings, the mellow elevations of the properties themselves bear more than a passing resemblance to New England style architecture, whilst the contemporary interiors have been created under the watchful eye of a highly regarded interior designer; attention to detail being the watch word. From the minute you enter the manicured grounds of Rydon Village to the moment you ease out through the electronic gates in your car, you will experience a sense of security. Whilst you are away, your property can be checked on a regular basis, lawns mowed and plants watered thereby creating total peace of mind allowing you to Simply relax.

THE SITEPLAN

Rydon Village has been carefully landscaped and designed to take advantage of the beautiful, gently sloping fields it occupies, and the views across the valley of rolling pasture. The lake, and other green spaces, as well as the river, are important features, all creating a wonderful feeling of space - quite unlike any other development in the region.

RYDON CLUBHOUSE

In addition to the maintenance of the landscaped grounds, green space, conservation area, lake and wooded streamside walks, Rydon Clubhouse will enable you to enjoy an entire raft of additional benefits. Opportunities for relaxing with friends over refreshments in the resident's lounge, or on long summer evenings, on the charming veranda.



Rydon Village is set on the outskirts of the pretty Devonshire market town of Holsworthy. Nestling in a rural landscape of rolling green hills and wooded river valleys, this small exclusive development will provide a secure and quiet location within easy reach of the bustling market town and the spectacular Cornish coastline, which is only a short drive away. The historic town of Holsworthy hosts a weekly pannier market and also a thriving livestock market. Local produce, flowers, gifts and an excellent range of shops are complemented by a Waitrose supermarket. It is a friendly and welcoming town with traditional values, perhaps, a touch old fashioned, but none the worse for that. An 18 hole golf course, bowling, cricket and football clubs, are all close by, together with a leisure centre, ensuring all manner of sporting interests and activities are catered for. Opportunities for walking are many and varied with Dartmoor National Park to the South and coastal footpaths to the North. Rydon Village itself will offer access to the cycle path network which covers a large section of this part of the world. Fishing will also be available in the lake. The cities of Exeter and Plymouth and town of Newquay are all within easy reach by car or coach, and offer airports, mainline railway stations and motorway connections, together with a host of shopping and leisure facilities.

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Internal Description

Entrance Hall - 9'10" x 4' (3m x 1.22m)

Kitchen - 12'4" x 9'3" (3.76m x 2.82m)

Lounge / Diner - 19'4" x 16'2" (5.9m x 4.93m)

Bedroom 1 - 14'6" x 10'4" (4.42m x 3.15m)

Ensuite Shower Room - 6'6" x 5'5" (1.98m x 1.65m)

Bedroom 2 - 10'9" x 9'11" (3.28m x 3.02m)

Bathroom - 7'11" x 5'7" (2.41m x 1.7m)

EPC Rating - EPC rating is 'A' (92) with potential to extend to 'A' (100).

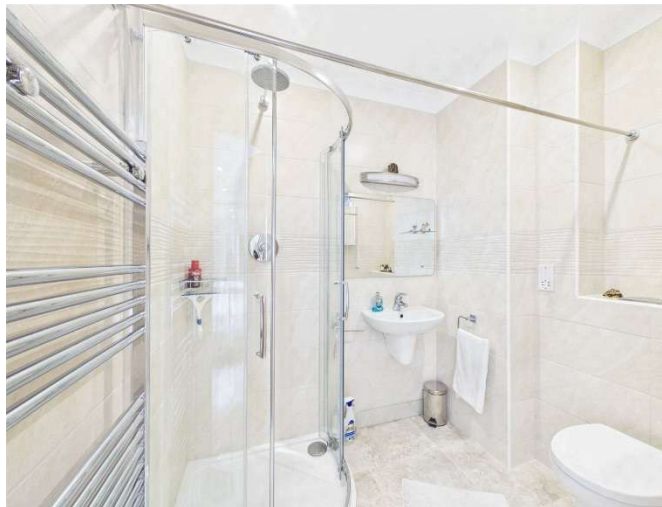
Council Tax Banding - Band 'C' (please note this council band may be subject to reassessment).

Services - Mains water, electricity, and drainage. Underfloor heating via an air source heat pump.

Facilities - Residents can enjoy the use of the Clubhouse, a lake, and secure gated community. Planning permission

has been granted for a footpath connecting Rydon Village to Holsworthy town.

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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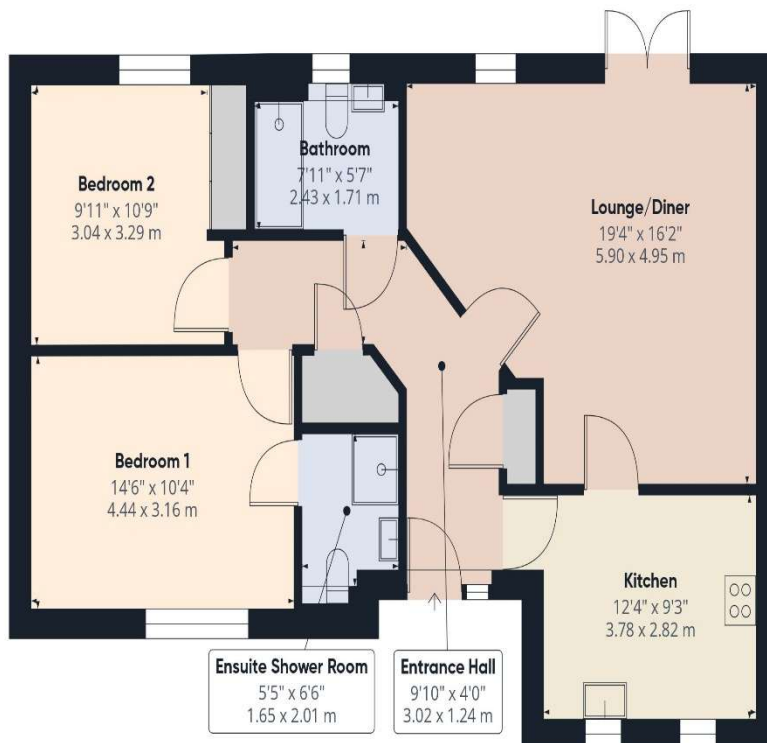
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Directions

From Holsworthy proceed on the A3072 Bude Road, passing the Rydon Inn on the left and the entrance to the development will be found a short way along on the left hand side.

From Holsworthy proceed on the A3072 Bude road, passing the Rydon Inn on the left, and the entrance to the development will be found a short way along on the left hand side. Proceed into the development, continuing down the road, and No.41 will be found on the right hand side.

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
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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

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for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A	92 A	100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

