Bond Oxborough Phillips

Changing Lifestyles

19 St. Andrews Close
Sutcombe
Holsworthy
Devon
EX22 7PL

Asking Price: £310,000

Freehold







01409 254 238
holsworthy@boppproperty.com

19 St. Andrews Close, Sutcombe, Holsworthy, Devon, EX22 7PL

- DETACHED HOUSE
- SPACIOUS AND WELL PRESENTED THROUGHOUT
- LARGE KITCHEN/DINER
- SEPARATE LIVING ROOM
- 4 DOUBLE BEDROOMS, 1 ENSUITE
- FAMILY BATHROOM AND CLOAKROOM
- LANDSCAPED FRONT AND REAR GARDEN
- STUNNING COUNTRYSIDE VIEWS
- OFF ROAD PARKING FOR 2 VEHICLES
- ECO FRIENDLY HOME WITH SOLAR PANELS, EPC A!







Situated in a prime position within the highly sought-after cul-de-sac of St Andrews Close, on the edge of the village, this exceptional detached family home enjoys breathtaking countryside views and offers spacious, light-filled accommodation throughout.

Beautifully presented and finished to a high standard, the property welcomes you into an inviting entrance hall, providing access to a useful cloakroom and utility/laundry room. The heart of the home is the impressive kitchen/diner, offering the perfect space for everyday family life, entertaining and dining. Completing the ground floor is the spacious living room, an ideal place to relax and unwind whilst enjoying uninterrupted views across the beautifully landscaped rear garden and the stunning countryside beyond.

The first floor continues to impress with a generous landing leading to four well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a contemporary family bathroom. The rear-facing bedrooms all enjoy far-reaching views across the surrounding countryside, making the most of the property's enviable position.

Externally, the property occupies a beautifully landscaped plot. To the front, a tarmac driveway provides off-road parking for two vehicles and access to the remaining garage space. The rear garden has been thoughtfully transformed by the current owners into a stunning outdoor retreat, with carefully designed seating and entertaining areas that make full use of the spectacular rural backdrop. A charming summer house provides an additional space to relax and enjoy the peaceful surroundings.





Directions

From Holsworthy proceed on the main A388 Bideford road for about 3 miles, and upon reaching Holsworthy Beacon turn left towards Sutcombe. Follow this country road towards the village and proceed up the hill whereupon St Andrews Close will be found on the right hand side. Proceed through the development and 19 St Andrews Close will be found after a short distance on the right hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.

Situation

The residence is situated on the outskirts of the small village of Sutcombe which has a great community spirit, and well supported Village Hall. The neighbouring village of Bradworthy is just some 2.5 miles and offers a wider range of shops including a butchers, post office, general stores, etc. Other village amenities include a doctor's surgery, bowling green, garages, popular pub, social club, well supported village hall where many activities take place, and the particularly well respected Bradworthy Primary Academy with its Pre-School facilities. The regional North Devon Centre of Barnstaple is some 25 miles and for those wishing to travel further afield, the Cathedral/University City of Exeter with its intercity rail and motorway links is some 40 miles.





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Internal Description

Entrance Hall - 13'3" x 6'4" (4.04m x 1.93m)

Kitchen/Diner - 14'7" x 13' (4.45m x 3.96m)

Living Room - 14'4" x 13' (4.37m x 3.96m)

Cloakroom - 6'4" x 3'8" (1.93m x 1.12m)

Utility Room - 9'1"x 4'11" (2.77mx 1.5m)

Laundry Room - 11'7" x 8'9" (3.53m x 2.67m)

Garage - 8'9" x 7'3" (2.67m x 2.2m)

First Floor Landing - 11'9" x 9'2" (3.58m x 2.8m)

Bedroom 1 - 14'3" x 9'5" (4.34m x 2.87m)

Ensuite Shower Room - 9'6" x 3'11" (2.9m x 1.2m)

Bedroom 2 - 13'2" x 9'8" (4.01m x 2.95m)

Bedroom 3 - 13' x 9'3" (3.96m x 2.82m)

Bedroom 4 - 10'1" x 9'8" (3.07m x 2.95m)

Family Bathroom - 9'1" x 6'7" (2.77m x 2m)

Summer House - 9'2" x 7'5" (2.8m x 2.26m)

Services - Mains water, electricity and drainage. Oil fired central heating. Fully double glazed. Solar Panels.

EPC Rating - EPC rating A (104). Valid until May 2036.

Council Tax Banding - The council tax band for the property is currently an 'D' (please note this 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.





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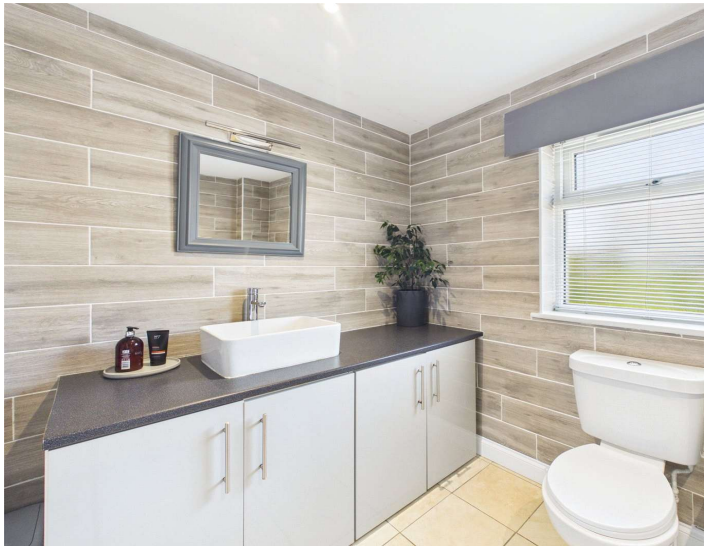
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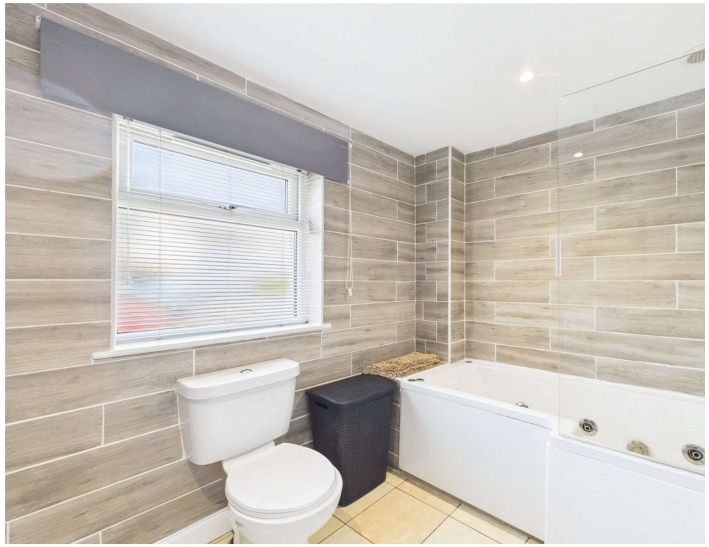








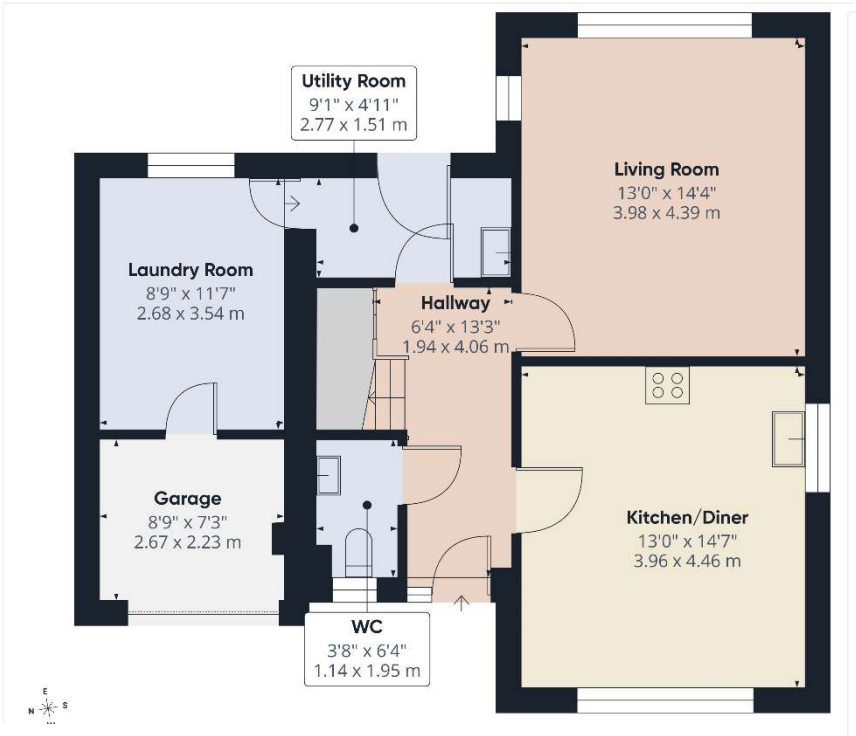


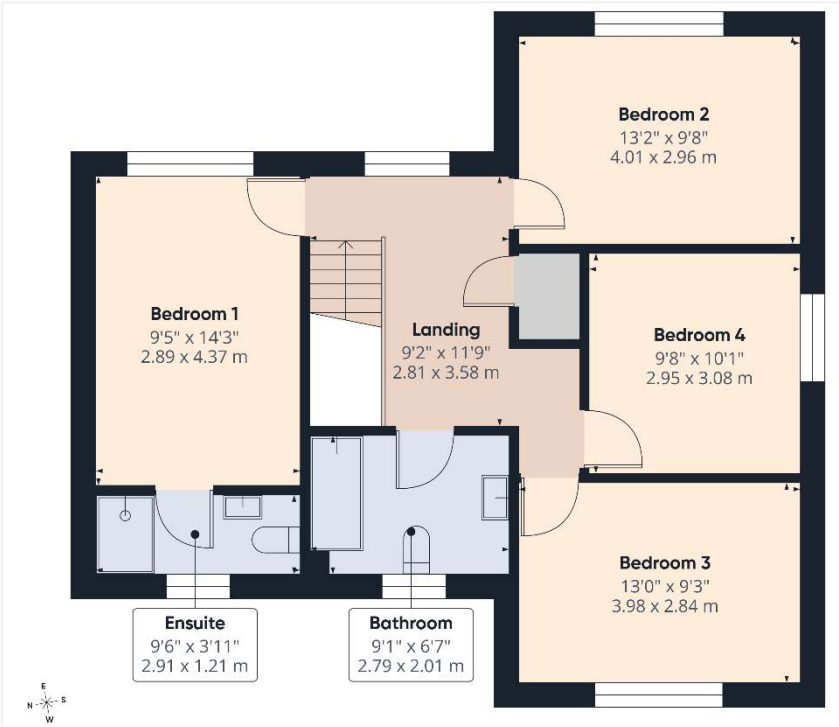


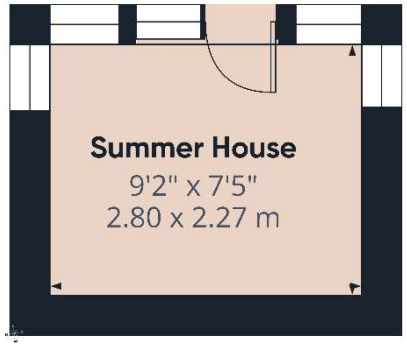
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Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information 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

We are here to help you find and buy your new home...

Albion House
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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.

