Bond Oxborough Phillips

Changing Lifestyles

15 St. Pauls Drive
Holsworthy
Devon
EX22 6FD

Asking Price: £300,000
Freehold







Changing Lifestyles

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holsworthy@boppproperty.com

15 St. Pauls Drive, Holsworthy, Devon, EX22 6FD

- DETACHED HOUSE
- IMMACULATELY PRESENTED
- SPACIOUS ACCOMMODATION THROUGHOUT
- ARRANGED OVER 3 LEVELS
- 3 DOUBLE BEDROOMS (1 ENSUITE)
- SEPARATE CLOAKROOM AND FAMILY BATHROOM
- LANDSCAPED FRONT AND REAR GARDENS
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- SINGLE GARAGE & EV CHARGING POINT
- SOUGHT AFTER RESIDENTIAL CUL-DE-SAC LOCATION
- WALKING DISTANCE TO LOCAL AMENITIES
- GREAT LINKS TO THE NORTH CORNISH COASTLINE/OKEHAMPTON/A30



Situated in a prime position within the highly sought-after cul-de-sac of St. Pauls Drive, on the edge of the popular market town of Holsworthy, 15 St. Pauls Drive is an immaculately presented and versatile family home offering spacious accommodation arranged over three floors. Ideally positioned within easy walking distance of the town's excellent range of amenities, together with both the local primary and secondary schools, the property also enjoys excellent access to the North Cornish coastline, Okehampton and the A30, making it an ideal choice for families and commuters alike.

A welcoming entrance hall sets the tone for the home, leading through to a stylish contemporary kitchen positioned at the rear, where pleasant views over the garden create a bright and inviting space. Also on the ground floor is a generously proportioned dual-purpose reception room, thoughtfully designed for modern family living and entertaining. A cosy sitting area is centred around an attractive open fireplace, while the adjoining dining area enjoys views across the rear garden through patio doors that open onto a raised timber deck, seamlessly blending indoor and outdoor living. A practical cloakroom completes the ground floor accommodation.

The first floor offers two spacious double bedrooms, both served by a well-appointed contemporary family bathroom. Occupying the entire second floor, the impressive principal bedroom provides a peaceful sanctuary, complete with its own en-suite shower room and excellent privacy from the main living areas.

Externally, the property is equally impressive. The beautifully maintained front garden is planted with a colourful selection of mature flowers and shrubs, creating an attractive approach to the home. To the rear, the fully enclosed garden has been thoughtfully landscaped to provide a wonderful and private outdoor space, enjoying a lovely outlook and an ideal setting for both relaxing and entertaining. A raised timber deck offers the perfect spot for al fresco dining, with steps leading down to a lawn bordered by established flower beds and enclosed by an attractive walled boundary, creating a safe and tranquil environment for children and pets alike.

Further enhancing the appeal of this exceptional home is a generous driveway providing off-road parking for up to four vehicles, together with a single garage and EV charging point. In addition, a useful area of space alongside the garage offers excellent flexibility, ideal for additional storage, secure bike storage or other practical uses.

Combining spacious accommodation, attractive gardens, excellent parking provision and a highly convenient location, 15 St. Pauls Drive presents a superb opportunity for families or those seeking a beautifully presented home in one of Holsworthy's most desirable residential locations.





Directions

From the centre of Holsworthy, proceed along the A3072 towards Bude, after approx. 0.2 of a mile, take the right hand turn sign posted St. Peters Road (opposite Deer Park Nursing Home). Continue into St. Peters Road and take the left hand turn into St Pauls Drive and number 15 will be found immediately on the right hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.

Situation

The residence occupies a quiet cul-de-sac position with this sought after and rapidly maturing development. The property is within a short walk of the town centre, which caters well for its inhabitants and surrounding hinterland with a good range of national and local shops. In addition, Holsworthy offers a full range of amenities including schools, library, park, health centre, sports hall, golf course, etc. Okehampton and Dartmoor are some 20 miles. The Cathedral and University of Exter is some 40 miles. The port and market town of Bideford is some 19 miles. The North Devon regional centre of Barnstaple is some 28 miles whilst the modern city centre of Plymouth is some 43 miles with Launceston being some 16 miles distant. Bude, on the North Cornish coast, is some 10 miles.





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Internal Description

Entrance Hall - 16' x 6'6" (4.88m x 1.98m)

Kitchen - 9'6" x 9'1" (2.9m x 2.77m)

Dining /Living Room - 22'8" x 9'1" (6.9m x 2.77m)

Cloakroom - 6'8" x 2'10" (2.03m x 0.86m)

First Floor Landing - 16' x 6'6" (4.88m x 1.98m)

Bedroom 2 - 11'10" x 10'1" (3.6m x 3.07m)

Bedroom 3 - 9'10" x 9'5" (3m x 2.87m)

Bathroom - 8' x 6'1" (2.44m x 1.85m)

Second Floor Landing - 3'3" x 2'10" (1m x 0.86m)

Bedroom 1 - 12'4" x 10'6" (3.76m x 3.2m)

Ensuite Shower Room - 7'8" x 3'8" (2.34m x 1.12m)

Garage - 19'7" x 9'9" (5.97m x 2.97m)

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

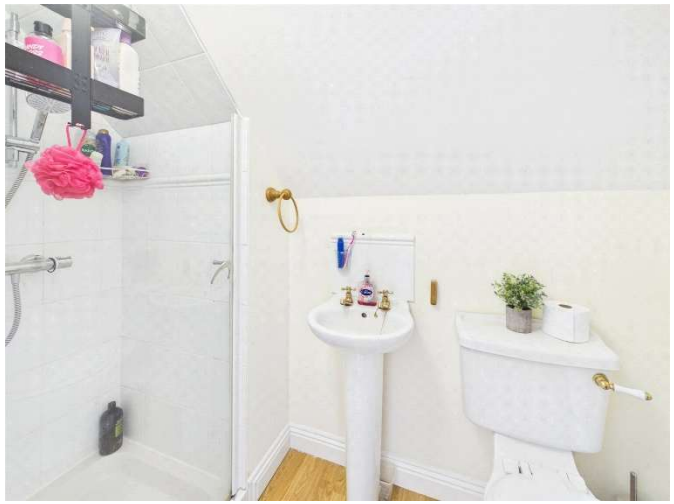
EPC Rating - EPC rating D (57) with the potential to be C (70). Valid until May 2034.

Council Tax Banding - Council Tax Band 'D' {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.







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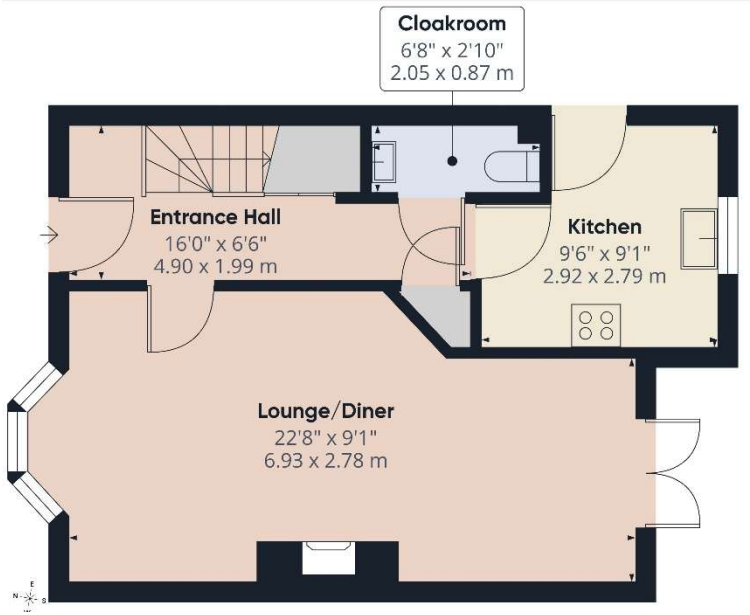




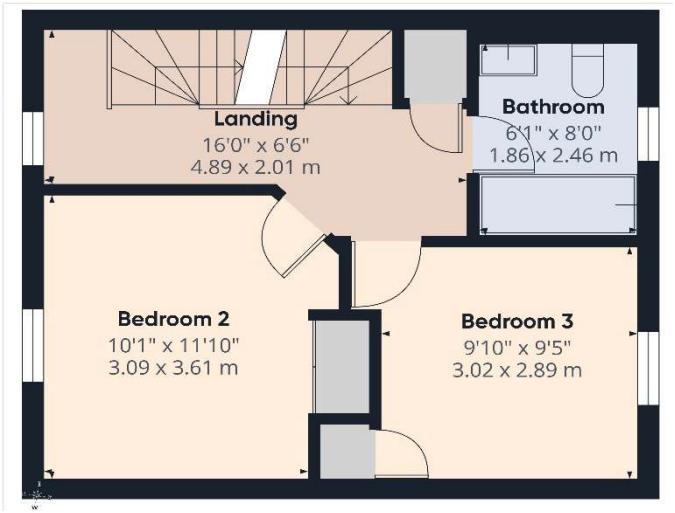


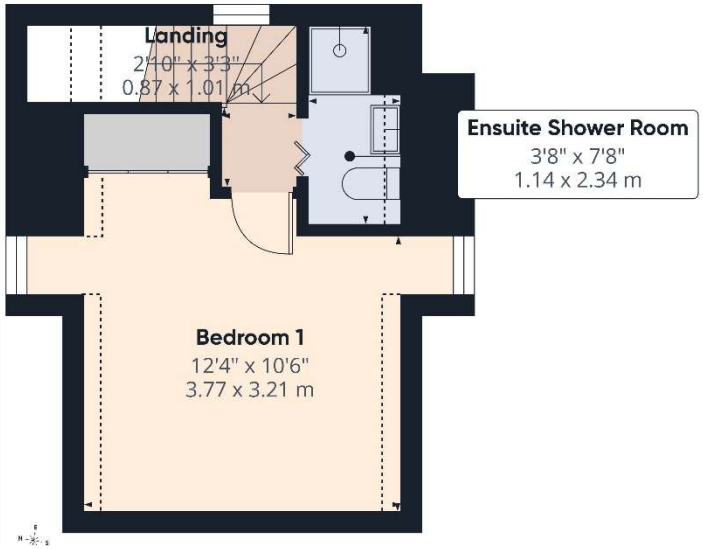
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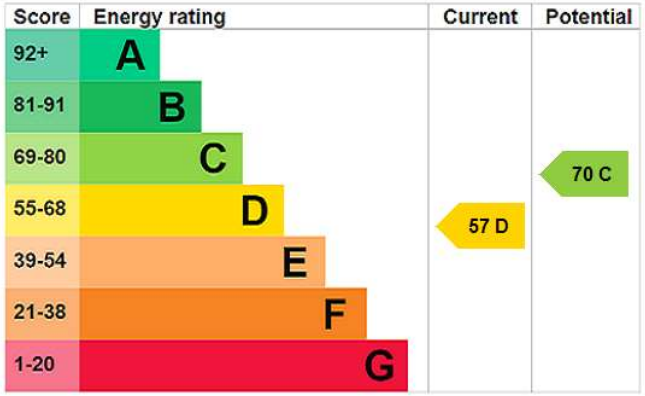
We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral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

Changing Lifestyles

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.

