



Bond
Oxborough
Phillips

Changing Lifestyles

1 Bramley Lane
North Road
Holsworthy
Devon
EX22 6HB

Asking Price: £350,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com



- ECO SEMI-DETACHED HOME DESIGNED FOR MODERN FAMILY LIVING.
- AIR SOURCE HEAT PUMP AND CLEAN AIR SYSTEM PROVIDING ENERGY-EFFICIENT HEATING AND YEAR-ROUND COMFORT.
- SPACIOUS OPEN-PLAN LIVING ACCOMMODATION, PERFECT FOR MODERN FAMILY LIFE AND ENTERTAINING.
- THREE GENEROUS DOUBLE BEDROOMS, INCLUDING A PRINCIPAL BEDROOM WITH EN-SUITE, PLUS A CONTEMPORARY FAMILY BATHROOM.
- PRIVATE GARDEN, OFF-ROAD PARKING AND ACCESS VIA A SHARED PRIVATE DRIVE.
- SITUATED IN THE SOUGHT-AFTER MARKET TOWN OF HOLSWORTHY, WITHIN EASY REACH OF A WIDE RANGE OF LOCAL AMENITIES.
- BUILT TO A HIGH STANDARD BY A SOUGHT-AFTER AND HIGHLY REGARDED LOCAL BUILDING FIRM.
- EPC: TBC
- Council Tax Band: TBC

Overview

Contemporary Eco-Friendly Three-Bedroom Semi-Detached Home

Situated within the highly sought-after market town of Holsworthy, this exceptional eco-friendly three-bedroom semi-detached home has been thoughtfully designed to meet the demands of modern family living. Combining contemporary styling with energy-efficient technology, the property offers well-balanced accommodation, high-quality finishes throughout and an emphasis on both comfort and sustainability.

Built to an excellent specification and benefiting from a 10-year build warranty, the home incorporates an air source heat pump together with a clean air ventilation system, providing efficient heating, improved energy performance and a comfortable indoor environment all year round.

The ground floor centres around a superb open-plan living space, creating the perfect setting for everyday family life as well as entertaining guests. The seamless layout offers ample space for relaxing, dining and socialising, while a separate utility room and cloakroom/WC provide additional practicality and convenience.

The first floor comprises three generous double bedrooms, ensuring ample accommodation for families or those requiring flexible home working space. The principal bedroom enjoys the benefit of a stylish en-suite shower room, whilst the remaining bedrooms are served by a contemporary family bathroom, finished to a high standard.

Externally, the property enjoys private gardens, offering an ideal space for outdoor entertaining, al fresco dining or family recreation throughout the seasons. Off-road parking is provided, with the property approached via a shared private driveway, creating an attractive set-back position.

Perfectly positioned within the thriving market town of Holsworthy, the property is within easy reach of an excellent range of local amenities, including shops, supermarkets, schools, healthcare facilities, cafés and leisure amenities, making it an ideal choice for families, professionals and those seeking an energy-efficient home in a well-connected and desirable location.

Location

The property is situated within a few minutes level walk of Holsworthy town centre and enjoys a prominent setting along this residential road. Holsworthy itself caters particularly well for its inhabitants with a good range of national and local shops together with many amenities including regular bus services, library, park, health centre, indoor heated swimming pool, sports hall, bowling green, golf course, etc. Bude on the North Cornish coastline, famous for its safe sandy surfing beaches and wider range of shopping facilities, is some 7 miles distant whilst for those wishing to travel further afield Okehampton the 'gateway to Dartmoor' is some 23 miles distant and offers a direct dual carriageway connection to the Cathedral city of Exeter with its Inter City rail and motorway links. The port and market town of Bideford is some 20 miles with the regional and North Devon Centre of Barnstaple some 30 miles. Launceston Cornwall's ancient capital is some 16 miles.

Agents Notes - The properties come with the benefit of a 10 year warranty.

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.

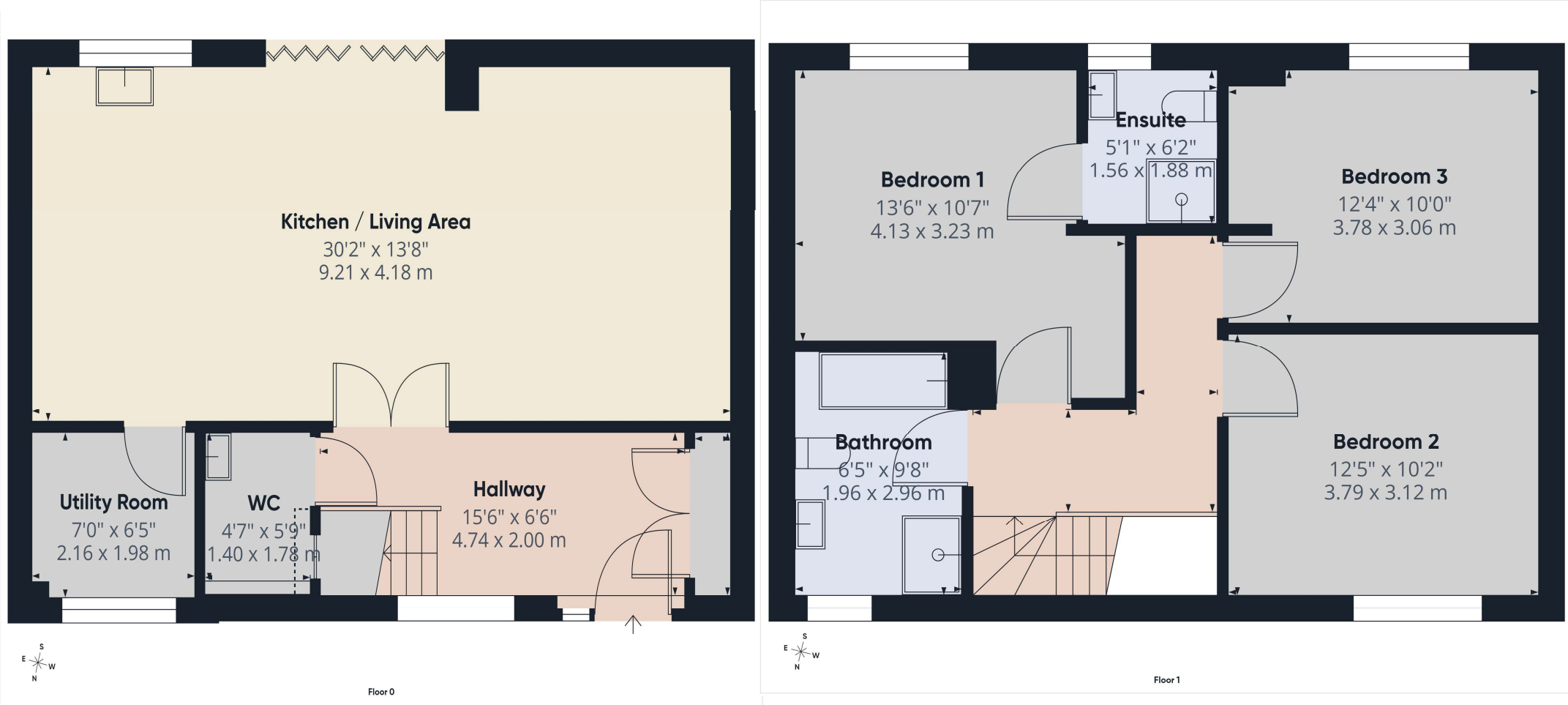
Services - Mains electric, water and drainage. Air source heat pump together with a clean air ventilation system.

Directions

From the centre of Holsworthy proceed on the A388 towards Bideford. Follow the road for a short distance where the property will be found on the right hand side. (If you reach the mini-roundabout then you have gone too far)

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Floorplan



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