



Bond
Oxborough
Phillips

Changing Lifestyles

Crossways
Sanctuary Road
Holsworthy
Devon
EX22 6DQ

Asking Price: £399,950 Freehold



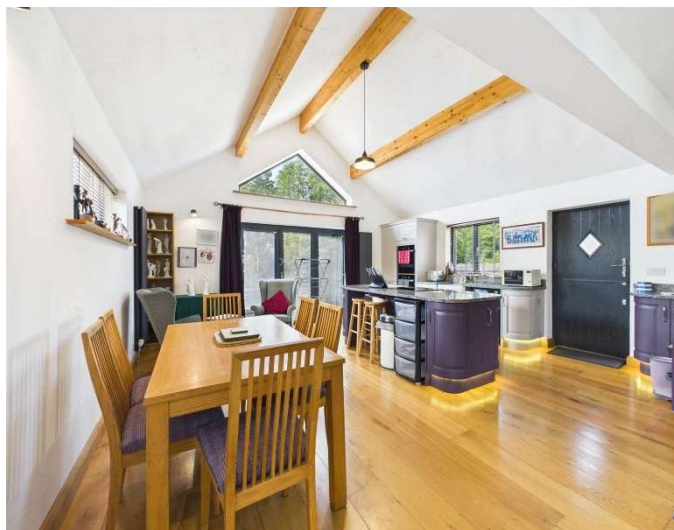
Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Overview



- AVAILABLE WITH NO ONWARD CHAIN
- DETACHED BUNGALOW
- 2 BEDROOMS
- 2 RECEPTION ROOMS
- OPEN PLAN LIVING
- RANGE OF OUTBUILDINGS
- OFFROAD PARKING
- POPULAR RESIDENTIAL LOCATION
- SHORT WALK FROM TOWN CENTRE
- COUNCIL TAX BANDING 'D'
- EPC RATING 'D'



Situated in the highly sought-after cul-de-sac of Sanctuary Road, this well-presented two-bedroom detached bungalow is offered to the market with no onward chain. Ideally positioned within easy walking distance of the town centre and its wide range of amenities, the property is perfectly suited to those looking for convenient single-storey living.

The property features a spacious open-plan layout, seamlessly combining the kitchen dining area, living room and snug to create a welcoming and versatile living space. A dual-aspect fireplace provides an attractive focal point, serving both the snug and the living room, adding warmth and character throughout.



There are two well-proportioned bedrooms. Also along with a contemporary family bathroom, finished to a modern standard.

Externally, the property enjoys attractive garden areas together with an exceptional range of outbuildings. These include a double garage with a loft area, a workshop, utility room and an additional smaller garage, offering excellent storage, workspace or potential for a variety of uses.

This property is an excellent choice for downsizers, retirees or anyone seeking a well-connected home.

Crossways, Sanctuary Road, Holsworthy, Devon, EX22 6DQ

Situation

The property is situated just a couple minutes walk of Holsworthy's bustling market square with its weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket, BP filling station, Marks & Spencers Simply Food and Wild Bean café. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course etc. Bude on the North Cornish coast is some 9 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 20 miles distant, whilst Barnstaple, the Regional North Devon Centre is some 30 miles. Launceston, Cornwall's ancient capital, is some 14 miles distant. Holsworthy is in the heart of "Ruby Country", named after the famous local Red Ruby cattle.

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Hallway - 14'8" x 6'3" (4.47m x 1.9m)

Living Room - 16'11" x 13'4" (5.16m x 4.06m)

Kitchen/Dining Room - 17'6" x 16'3" (5.33m x 4.95m)

Snug - 11'10" x 11'10" (3.6m x 3.6m)

Bedroom 1 - 12'11" x 11'11" (3.94m x 3.63m)

Bedroom 2 - 11' x 11'11" (3.35m x 3.63m)

Bathroom - 8'1" x 5'11" (2.46m x 1.8m)

Utility Room - 11' x 8'6" (3.35m x 2.6m)

Garage - 20'4" x 19'10" (6.2m x 6.05m)

Garage Loft - 19'9" x 15'10" (6.02m x 4.83m)

Workshop - 12'11" x 8'8" (3.94m x 2.64m)

WC - 4'3" x 3'11" (1.3m x 1.2m)

Garage - 8'7" x 11' (2.62m x 3.35m)

Services - Mains water, electric and drainage. LPG gas tank for central heating.

EPC - EPC rating D (67) with the potential to be B (83). Valid until July 2030.

Council Tax Banding - The Council Tax Band for the property is currently a '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.

Directions - From our office, proceed through the main square passing the old Bank on the corner on your right hand side into Victoria Square. Continue along this road for a short distance turning left into Sanctuary Road. Continue into Sanctuary Road and take the first left, followed by a right, Crossways will be found as the first property on the left hand side.

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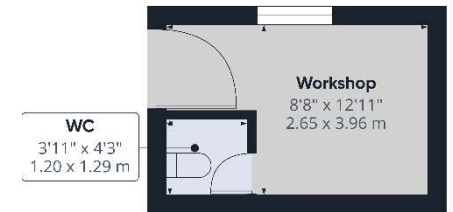
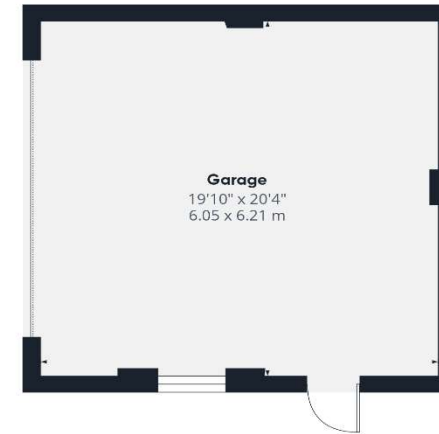


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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from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

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

Albion House

4 High Street

Holsworthy

Devon

EX22 6EL

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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

01409 254 238

for a free conveyancing quote and
mortgage advice.

