

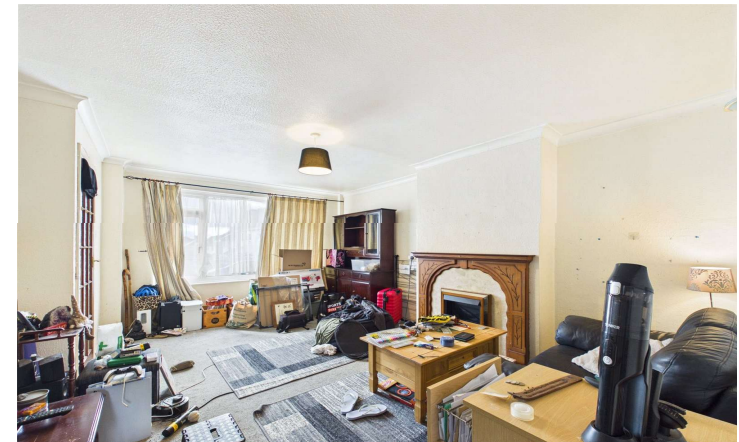


Bond
Oxborough
Phillips

Changing Lifestyles

7 Glebe Meadow
Holsworthy
Devon
EX22 6AH

Asking Price: £180,000 Freehold



Changing Lifestyles

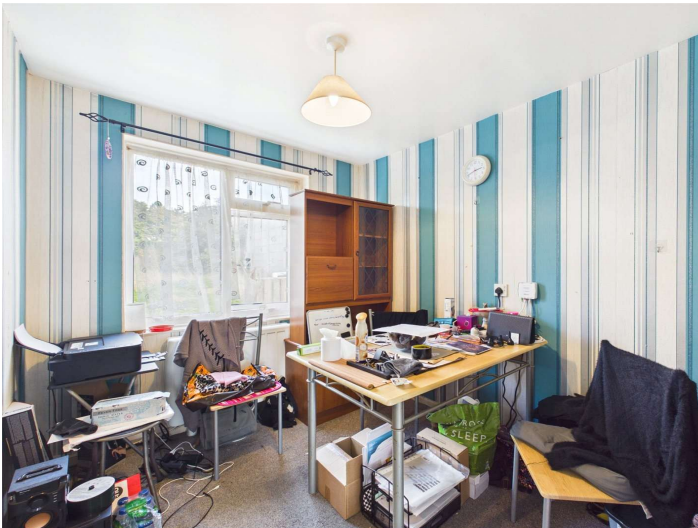
01409 254 238
holsworthy@bopproperty.com

7 Glebe Meadow, Holsworthy, Devon, EX22 6AH

- END OF TERRACE HOME
- THREE BEDROOMS
- IN NEED OF MODERNISATION THROUGHOUT
- FRONT AND REAR GARDENS
- WITHIN WALKING DISTANCE TO A RANGE OF LOCAL AMENITIES
- COUNCIL TAX BAND A



The bustling market town of Holsworthy has a 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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Situated within easy walking distance of Holsworthy town centre, this end-of-terrace three-bedroom home presents an excellent opportunity for those seeking a property with scope for modernisation and the potential to create a home tailored to their own tastes and requirements.

The ground floor currently comprises a generously proportioned living room, separate dining room and adjoining kitchen. To the first floor are three bedrooms, one of which is a double, together with a family bathroom comprising a shower over panel bath, low-level WC and pedestal wash hand basin.

To the front of the property is a generous area of space which, subject to the necessary planning consent, could provide the opportunity to create a substantial off-road parking area. Side access leads through to the rear garden, where there is a useful outbuilding. The remainder of the garden is predominantly laid to lawn, providing a good-sized outdoor area with further potential.

In summary, this well-positioned end-of-terrace home offers spacious and versatile accommodation across two floors, together with a generous garden and potential for off-road parking, subject to planning. Requiring modernisation throughout, the property offers an exciting opportunity for purchasers looking to put their own stamp on a home.

Agent Notes - 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 water, electricity and drainage.

EPC Rating - The EPC Rating for the property is currently an E (39) with potential to increase to a D (57).

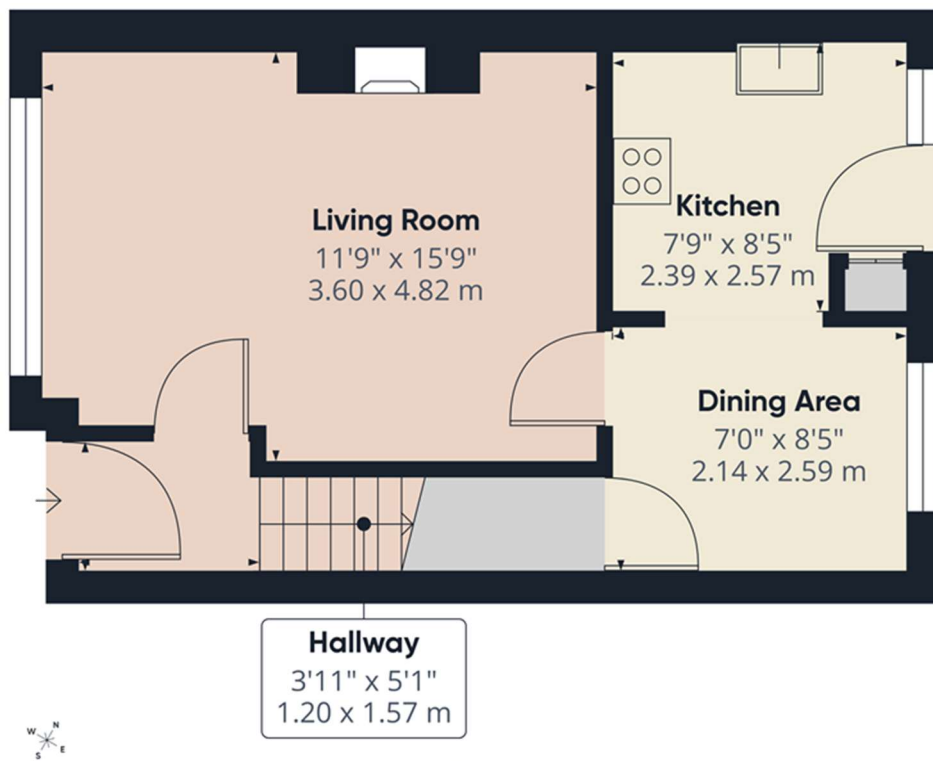
Council Tax Band - The Council tax band for the property is currently an A (please note this council band may be subject to reassessment).

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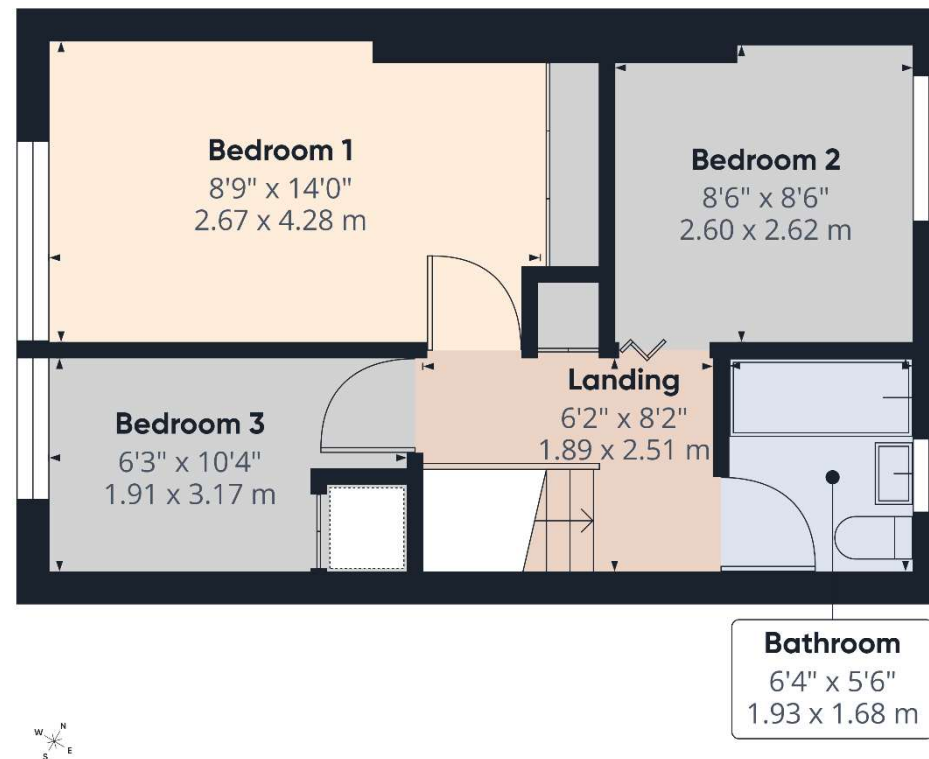


Have a property to sell or let?

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.



Floor 0 Building 1



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.

Directions

From the centre of Holsworthy proceed along Bodmin Street, turning right into Croft Road. Proceed into Glebelands and take the left hand turn followed by the next right hand turn onto Glebe Meadow. Proceed towards the end of road and turn right and continue for approximately 100 metres where you will find 7 Glebe Meadow in front.

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