



Bond
Oxborough
Phillips

Changing Lifestyles

18 St. Andrews Close
Sutcombe
Holsworthy
Devon
EX22 7PL

Asking Price: £325,000 Freehold



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01409 254 238
holsworthy@bopproperty.com

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



- SUBSTANTIAL DETACHED HOUSE
- 4 DOUBLE BEDROOMS (1 EN-SUITE)
- OFF-ROAD PARKING AND INTEGRAL GARAGE
- OFFERED WITH NO ONWARD CHAIN
- SOUGHT AFTER VILLAGE LOCATION
 - SPACIOUS ACCOMODATION THROUGHOUT
 - ENCLOSED REAR GARDEN
 - EPC RATING IS TBC



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 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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Occupying a desirable position within the sought-after cul-de-sac of St. Andrews Close, this substantial four-bedroom detached residence presents an exciting opportunity for buyers looking to create a home tailored entirely to their own tastes and requirements. Offered to the market with NO ONWARD CHAIN, the property combines generous accommodation, a versatile layout and excellent scope for personalisation, making it an appealing prospect for families and those looking to add their own stamp to a home.

The property opens into a spacious entrance hallway, setting the tone for the generous proportions found throughout. From here, access is provided to the first floor, a convenient downstairs W.C. and the principal reception areas.

The light and airy living room offers a welcoming space to relax, complemented by an attractive feature stone fireplace. To the rear, the kitchen/diner provides ample room for everyday family life and entertaining, with double French doors opening directly onto the garden to create a natural connection between indoor and outdoor living. A separate utility room, also enjoying access to the rear garden, adds valuable practicality, while the ground floor is completed by an integral garage benefiting from power and lighting.

Upstairs, the spacious landing leads to four well-proportioned double bedrooms, providing excellent flexibility for family living, guest accommodation or working from home. The principal bedroom benefits from its own en-suite shower room, while the family bathroom is fitted with a panelled bath, separate shower, low-flush W.C. and pedestal wash-hand basin.

Externally, the property continues to impress with off-road parking for multiple vehicles and an enclosed rear garden offering a combination of patio and lawn. The patio provides an ideal setting for outdoor dining and relaxing during the warmer months, while the lawn offers further space to enjoy for families and pets.

18 St. Andrews Close offers generous proportions, four double bedrooms and versatile ground-floor accommodation which provide an excellent foundation for buyers looking to create a long-term family home. With its appealing cul-de-sac setting, integral garage, ample parking and the added benefit of no onward chain, 18 St. Andrews Close is a property with plenty to offer.

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. Oil fired central heating.

Council Tax Band - The Council tax band for the property is currently a 'D' (please note this may be subject to reassessment).

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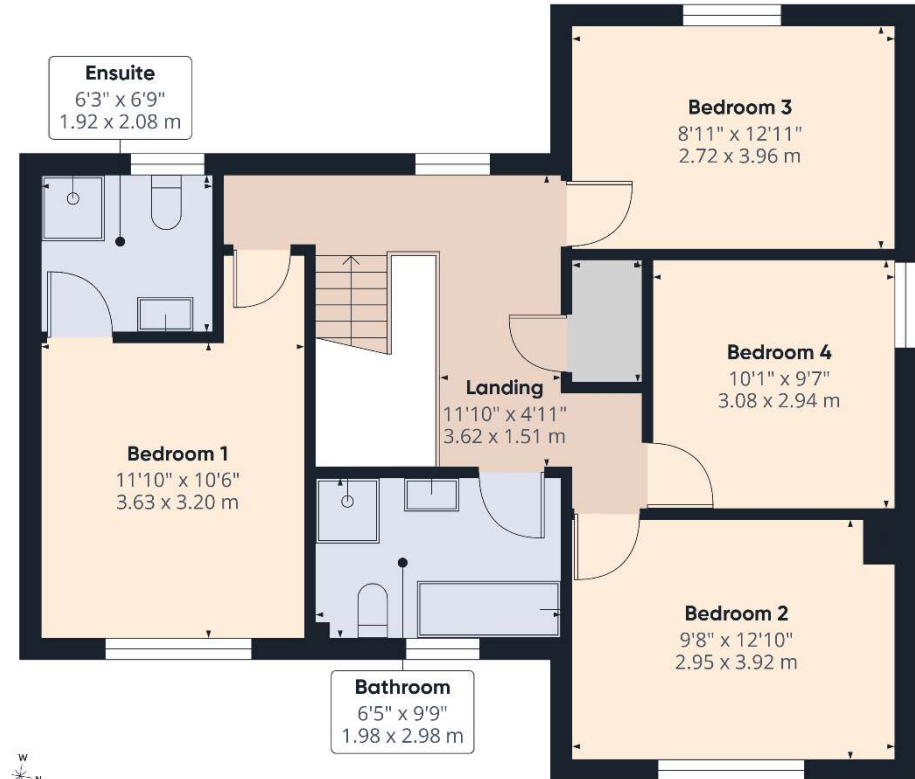
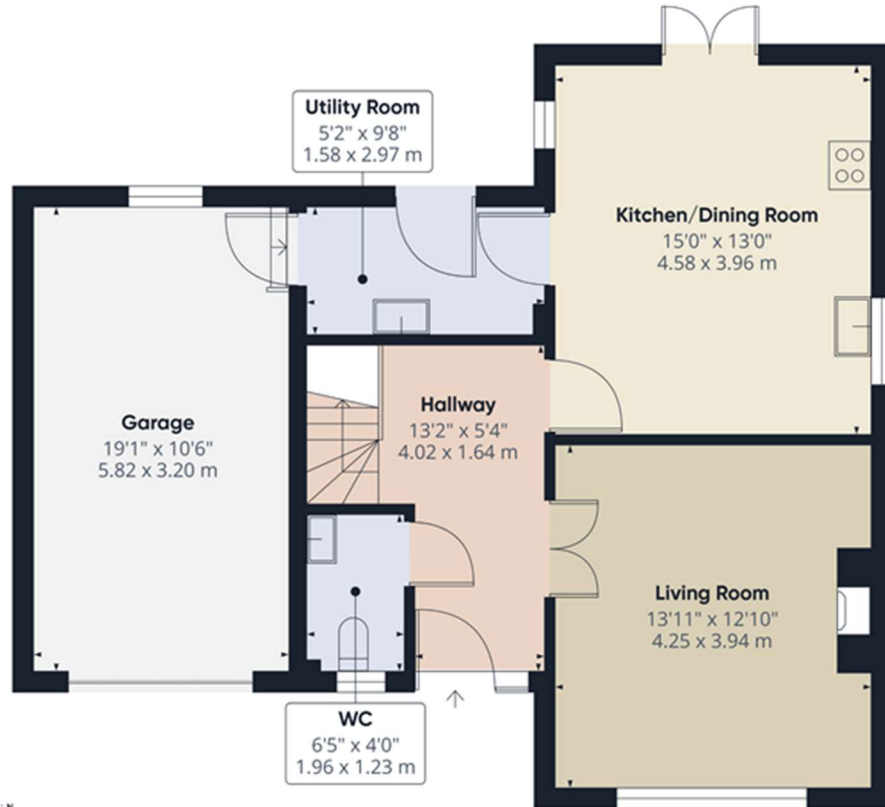
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Have a property to sell or let?

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.



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 18 St Andrews Close will be found after a short distance on the left hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.

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.

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