



Bond
Oxborough
Phillips

Changing Lifestyles

Forest View
Cookbury
Holsworthy
Devon
EX22 7YG

Asking Price: £350,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com



- DETACHED BUNGALOW
- 3 / 4 BEDROOMS
- EXTENSIVE GARDEN
- AMPLE OFF ROAD PARKING
- RURAL LOCATION
- SOUGHT AFTER HAMLET LOCATION
- IN NEED OF MODERNISATION THROUGHOUT
- AVAILABLE WITH NO ONWARD CHAIN
- SOLAR PANELS WITH BATTERY STORAGE



Overview

Situated in a rural setting, this spacious three/four-bedroom bungalow occupies a generous plot with a variety of outdoor areas. Requiring modernisation throughout, the property offers an excellent opportunity for buyers to create a home tailored to their own tastes and requirements.

The accommodation begins with an entrance porch leading into a central hallway, providing access to the main living areas and bedrooms.

The kitchen is complemented by a separate utility room and an additional snug, which could alternatively be used as a fourth bedroom/dining room. Conveniently accessed from the kitchen, this versatile space offers flexibility to suit a range of needs.

The living room provides a generous space for relaxation and entertaining, leading through to an adjoining sunroom which enjoys views over the garden and offers additional living space. Both the sunroom and utility room provide direct access to the rear garden.

The property further benefits from three/ four well-proportioned double bedrooms, with the master bedroom featuring an en-suite shower room. A family bathroom completes the internal accommodation.

Externally, the property occupies a generous plot with a variety of distinct outdoor spaces, including established garden areas, vegetable-growing spaces, a pond and an orchard. These features offer considerable potential for gardening enthusiasts and those looking to make the most of the outdoor space.

Further benefits include a garage with an electric up-and-over door and a separate rear access door, alongside extensive off-road parking.

Offering spacious accommodation, a flexible layout and significant scope for modernisation, this property presents an exciting opportunity to acquire a rural home with plenty of potential. The property is offered to the market with no onward chain.

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EPC - TBC

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

Services - Mains electricity and water. Private drainage. Solar panels and battery storage. Solid fuel Rayburn supplies hot water and heating systems with electric immersion heater in addition. LPG bottles, gas fire in living room.

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.

Agents Note - The property has spray foam insulation in the loft.

Directions

From Holsworthy proceed on the A3072 Hatherleigh road until reaching the Bickford Arms at Brandis Corner. Here turn left signed Shebbear and then take the next left hand turning signed Cookbury. At the next 'T'-junction turn left signed Cookbury and continue up the hill. At the top of the hill, upon reaching the village green take the first right and the property will be found on the right down a shared driveway.

What3Words - hazy.glades.belly

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Situation

Forest View enjoys a delightful rural setting in this small hamlet yet is within about 5 miles of the bustling market town of Holsworthy with its weekly pannier market, schools, leisure facilities including an indoor swimming pool, golf course, and range of local and national shops including a Waitrose supermarket. Bude on the North Cornish Coast with its sandy surfing beaches and spectacular cliff sidewalks is some 14 miles. Okehampton, Dartmoor and the A30 dual carriageway is about 18 miles and links to the Cathedral City of Exeter with its intercity rail and motorway connections. There is a nearby primary school at Bradford together with a popular village hall. Neighbouring villages include Black Torrington, Sheepwash and Shebbear, the latter with its well-known public school.

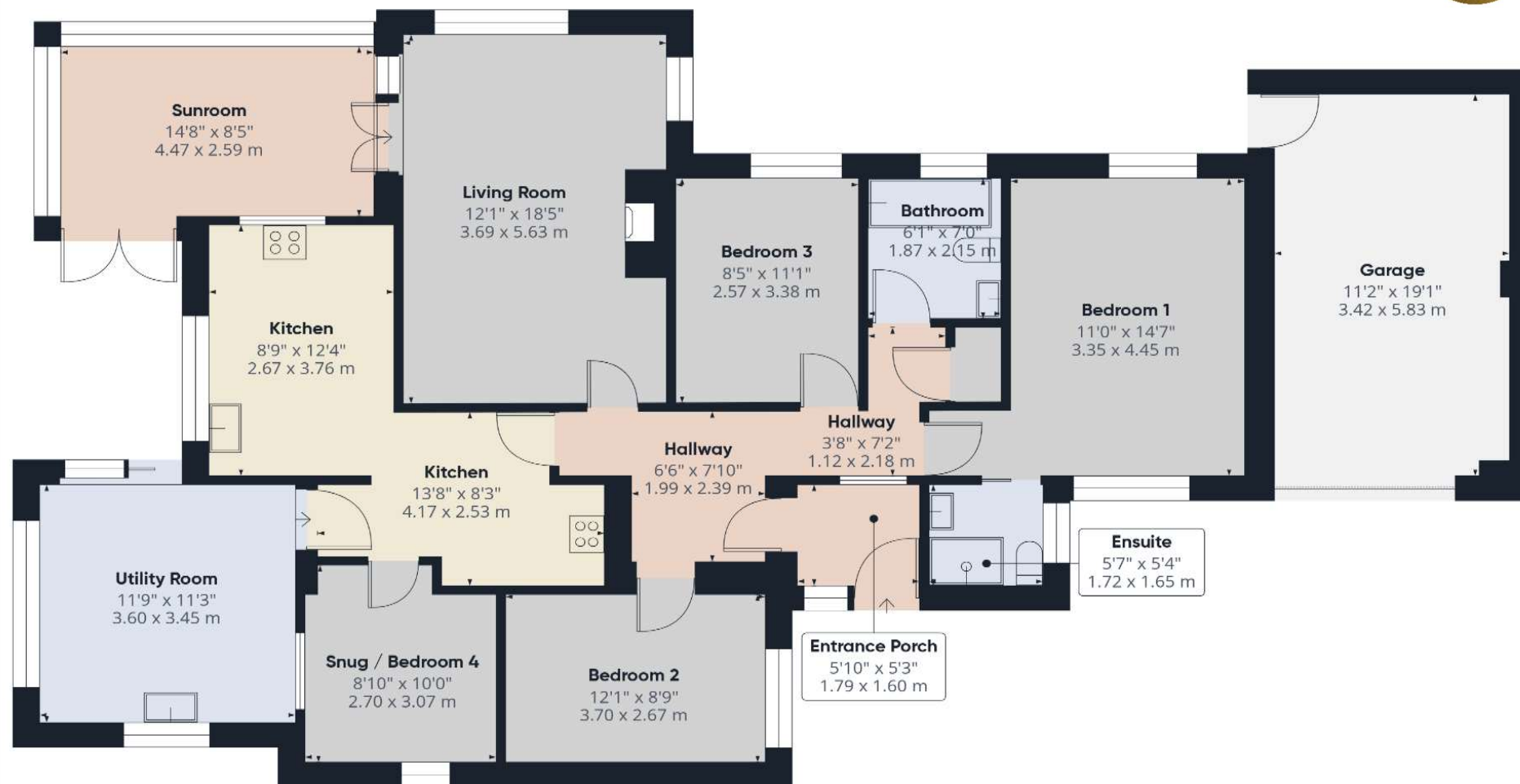


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Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information 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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We are here to help you find and buy your new home...

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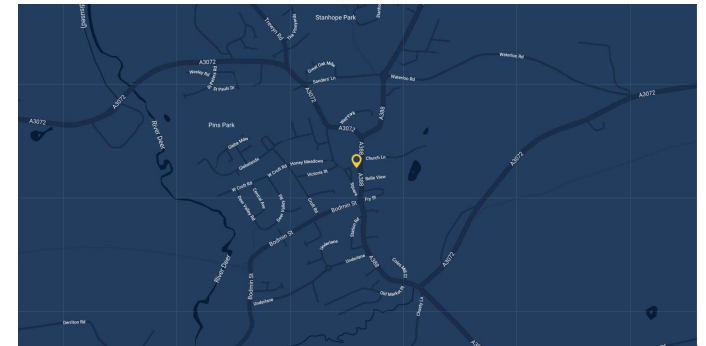
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