Bond Oxborough Phillips

Changing Lifestyles

7 Trewyn Road
Holsworthy
Devon
EX22 6HX

Asking Price: £280,000
Freehold







01409 254 238
holsworthy@boppproperty.com

7 Trewyn Road, Holsworthy, Devon, EX22 6HX

- SEMI DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- 4 BEDROOMS
- GENEROUS AND PRIVATE REAR GARDEN
- WALKING DISTANCE TO TOWN CENTRE
- SOUGHT AFTER EDGE OF VILLAGE LOCATION
- GREAT LINKS TO THE NORTH CORNISH COASTLINE



An opportunity to acquire a well presented, 4 bedroom, semi-detached house situated on the edge of the bustling town of Holsworthy being within walking distance to a range of amenities, with great links to the popular North Cornish Coastline. The residence also benefits from generous and private sun trap garden and on street parking. EPC TBC.







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Directions

From the centre of Holsworthy proceed on the A3072 towards Bude and on the edge of town, opposite the M&S Garage, turn right into Trewyn Road signed Bradworthy/Chilsworthy. Proceed along this road for about 150 yards where No.7 will be found on the left hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

Situation

7 Trewyn Road is within walking distacne to the bustling market town of Holsworthy, which has a 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.



Entrance Hall - 20'6" x 2'11" (6.25m x 0.9m)
Provides access to the living room, kitchen/diner, bathroom, bedrooms 2 and 3.

Living Room - 20'2" x 0'11" (6.15m x 0.28m)
Spacious reception room with windows to front and side elevations. Feature multifuel stove with stone surround and wooden mantle. Ample room for large sitting room suite.

Kitchen/Diner - 15'7" x 7'8" (4.75m x 2.34m)
A modern fitted kitchen comprising a range of wall and base mounted units with wooden work surfaces over, incorporating a ceramic 1 1/2 sink drainer unit with mixer tap over and 4 ring hob with extractor over. Built in electric oven and under counter fridge/freezer. Plumbing for dishwasher. Access to laundry cupboard with space and plumbing for washing machine and tumble dryer. Room for dining table and chairs. Window to rear elevation.

Bathroom - 7' x 5'10" (2.13m x 1.78m)
A matching suite comprising Jacuzzi bath with electric shower over, pedestal wash hand basin, low flush WC and heated towel rail. Frosted window to rear.

Bedroom 2 - 10'7" x 10'4" (3.23m x 3.15m)
Double bedroom with window to front elevation.

Bedroom 3 - 10'2" x 9'3" (3.1m x 2.82m)
Double bedroom with built in storage unit. Window to rear elevation.

First Floor Landing - Provides access to bedrooms 1 and 4, along with a useful storage cupboard.

Bedroom 1 - 13'2" x 12'5" (4.01m x 3.78m)
Spacious double bedroom with window to rear elevation overlooking the garden. Built in wardrobes and eve storage.

Bedroom 4 - 12'6" x 7'5" (3.8m x 2.26m)
Velux window to rear. Built in wardrobes and eve storage.

Outside - The rear garden is principally laid to lawn and bordered with a variety of mature flowers and shrubs beds and close boarded wooden fencing, providing a high degree of privacy. Within the garden there is an external toilet, 2 wooden sheds and large wooden workshop with power and light connected. Adjoining the rear of the property there is a paved patio providing the ideal spot for alfresco dining and entertaining.

EPC Rating - EPC TBC.

Services - Mains water, electricity and drainage. Oil fired central heating.

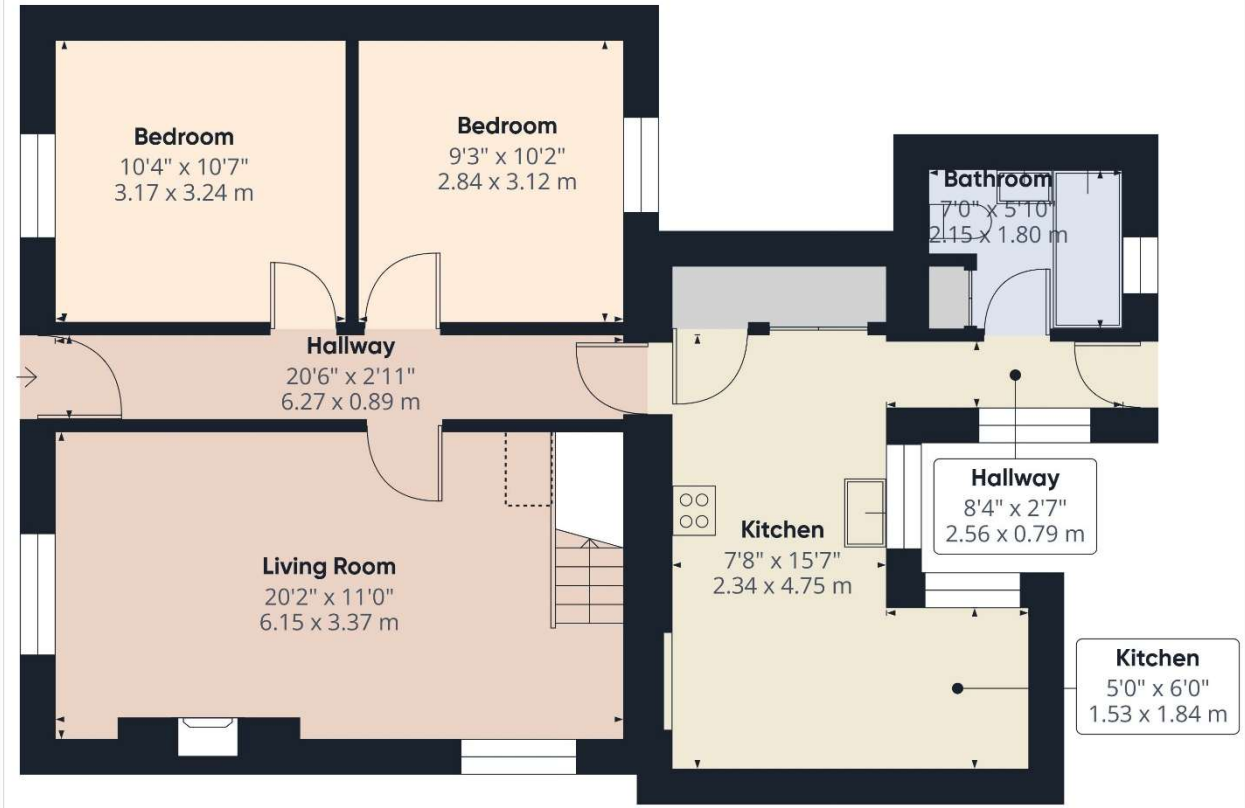
Council Tax Banding - Council Tax Band 'C' {please note this council band may be subject to reassessment}.

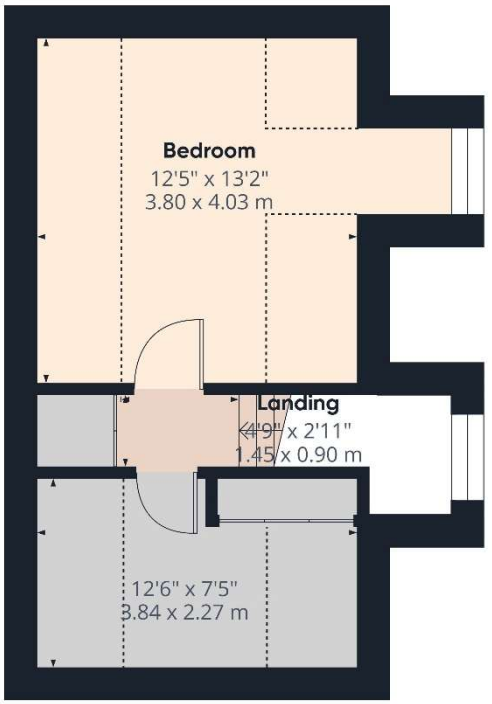


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Floorplan





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.

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.