Bond Oxborough Phillips

Changing Lifestyles

Shrublands
5 Park Close
Holsworthy
Devon
EX22 6HR

Asking Price: £360,000 Freehold







01409 254 238
holsworthy@boppproperty.com

Shrublands, 5 Park Close, Holsworthy, Devon, EX22 6HR

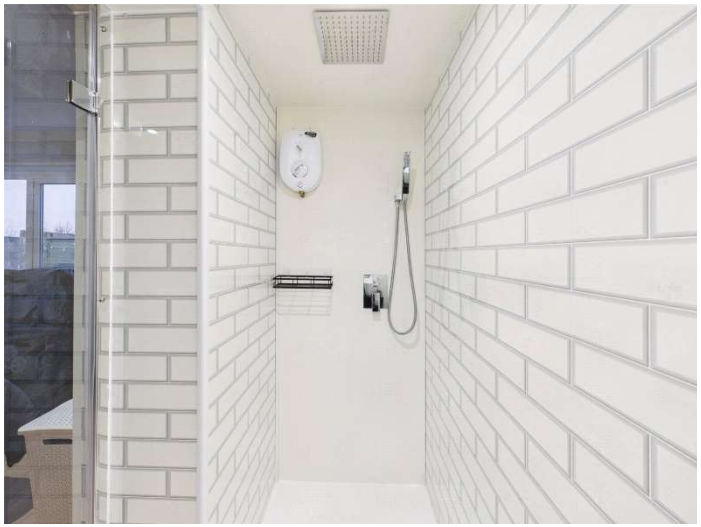
- 3 BEDROOMS
- DETCAHED BUNGALOW
- RECENTLY MODERNISED
- AMPLE OFF ROAD PARKING
- GARAGE AND STORE ROOMS
- SOUGHT AFTER CUL DE SAC LOCATION
- WALKING DISTANCE TO AMENETIES
- NO ONWARD CHAIN
- EPC 'E'



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, and its excellent website www.rubycountry.com is well worth a visit.







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Recently Modernised Three-Bedroom Detached Bungalow – No Onward Chain.

Situated in a sought-after cul-de-sac, this recently modernised three-bedroom bungalow offers spacious and versatile accommodation, making it an ideal home for a range of buyers. Offered to the market with no onward chain, the property also benefits from ample off-road parking, a garage and a private, enclosed rear garden.

Upon entering, you are welcomed by a bright and airy sunroom, providing a pleasant space to relax. This leads through to a spacious and modern living room, featuring an attractive electric fire which creates a warm and inviting atmosphere.

The modern kitchen offers convenient external access to the side of the property and flows through to an adjoining dining room, creating an open-plan feel that is perfectly suited to both everyday living and entertaining.

The property offers three well-proportioned bedrooms, with the master bedroom benefiting from its own shower room. One of the other bedrooms enjoys direct access to the rear garden, offering additional flexibility and versatility.

Further accommodation includes a useful utility area, leading through to a separate storage room a garage store and a garage, providing excellent additional storage and practicality.

Externally, the property boasts a private and enclosed rear garden, thoughtfully arranged with a combination of paved patio and lawned areas, creating an ideal setting for outdoor relaxation and entertaining. The garden further benefits from a useful shed and greenhouse, providing additional storage and space for gardening enthusiasts. To the front, the property enjoys a well-maintained garden alongside ample off-road parking.

A viewing is highly recommended to fully appreciate the accommodation, location and convenience this bungalow has to offer.

Services - Mains water and electric. Private drainage. Electric heating.

EPC Rating - EPC rating E (43), with the potential to be D (68) . Valid until June 2035.

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.

Agents Note - The property has undergone extensive modernisation including a full rewire, new electric heating system, new electric fireplace, new flooring, new kitchen and a new bathroom.





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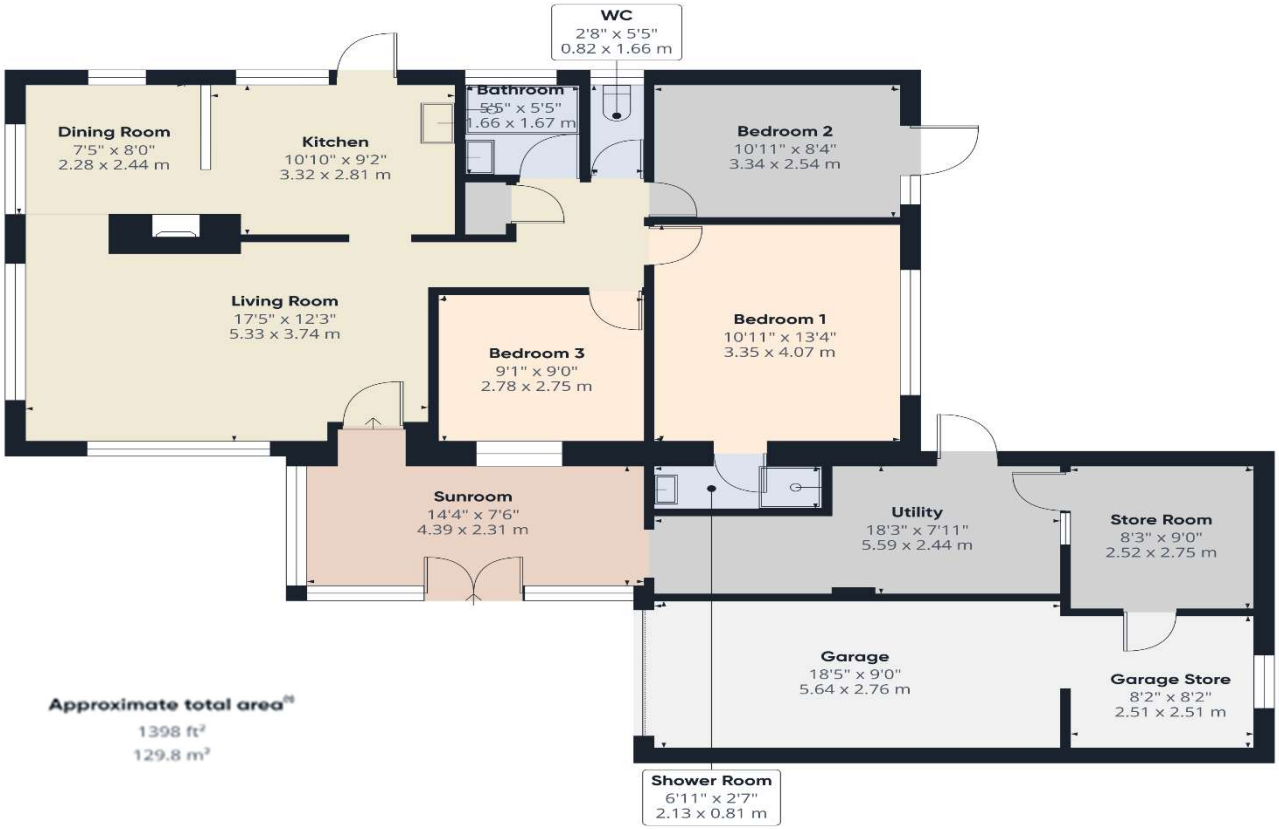

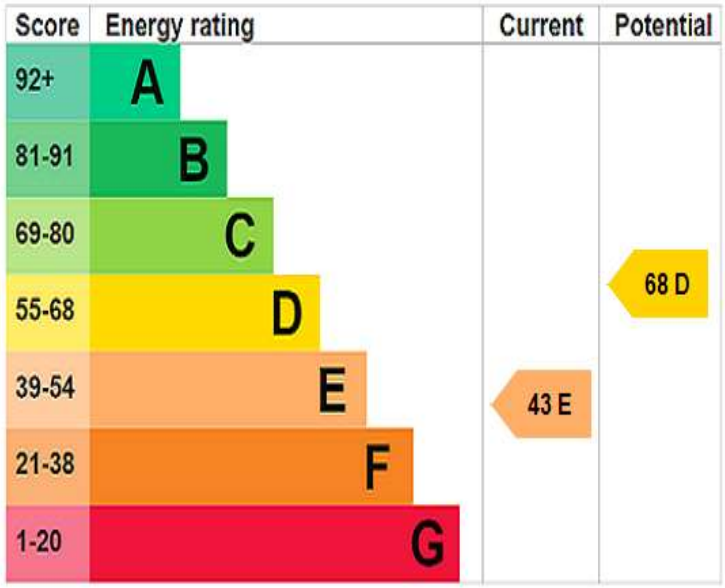

Directions

From the centre of Holsworthy proceed on the A388 towards Bideford and on reaching the edge of Holsworthy, turn left signed "Hospital". Follow this road, taking the second right hand turning into Park Close, the property will be found a short way along on the right hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

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.