Bond Oxborough Phillips

*Changing Lifestyles*

2 Bramley Lane
North Road
Holsworthy
Devon
EX22 6HB

# Asking Price: £425,000 Freehold









01409 254 238
holsworthy@boppproperty.com

# 2 Bramley Lane, North Road, Holsworthy, Devon, EX22 6HB

- ECO SEMI-DETACHED HOME DESIGNED FOR MODERN FAMILY LIVING.
- AIR SOURCE HEAT PUMP AND CLEAN AIR SYSTEM PROVIDING ENERGY-EFFICIENT HEATING AND YEAR-ROUND COMFORT.
- SPACIOUS OPEN-PLAN LIVING ACCOMMODATION, PERFECT FOR MODERN FAMILY LIFE AND ENTERTAINING.
- FOUR GENEROUS DOUBLE BEDROOMS, INCLUDING A MASTER BEDROOM WITH EN-SUITE
- PRIVATE GARDEN, OFF-ROAD PARKING AND ACCESS VIA A SHARED PRIVATE DRIVE.
- SITUATED IN A SOUGHT-AFTER MARKET TOWN
- BUILT TO A HIGH STANDARD BY A SOUGHT-AFTER AND HIGHLY REGARDED LOCAL BUILDING FIRM.
- FIFTH BEDROOM/ STUDY
- EPC: A
- Council Tax Band:  TBC











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# Overview

**Contemporary Eco-Friendly Five-Bedroom Semi-Detached Home**

**Situated within the highly sought-after market town of Holsworthy, this exceptional eco-friendly five-bedroom semi-detached home has been thoughtfully designed to meet the demands of modern family living. Combining contemporary styling with energy-efficient technology, the property offers well-balanced accommodation, high-quality finishes throughout and an emphasis on both comfort and sustainability.**

**Built to an excellent specification and benefiting from a 10-year build warranty, the home incorporates an air source heat pump together with a clean air ventilation system, providing efficient heating, improved energy performance and a comfortable indoor environment all year round.**

**The ground floor centres around a superb open-plan living space, creating the perfect setting for everyday family life as well as entertaining guests. The seamless layout offers ample space for relaxing, dining and socialising, while a separate utility room and cloakroom/WC provide additional practicality and convenience.**

**The first floor comprises four generous double bedrooms, ensuring ample accommodation for families or those requiring flexible home working space. The master bedroom enjoys the benefit of a stylish en-suite shower room, whilst the remaining bedrooms are served by a contemporary family bathroom, finished to a high standard. A fifth bedroom would suit as a single bedroom/ nursery, whilst equally suited as a office/ study.**

**Externally, the property enjoys superb private gardens, offering an ideal space for outdoor entertaining, al fresco dining or family recreation throughout the seasons. Off-road parking is provided, with an integral garage. The property is approached via a shared private driveway, creating an attractive set-back position.**

**Perfectly positioned within the thriving market town of Holsworthy, the property is within easy reach of an excellent range of local amenities, including shops, supermarkets, schools, healthcare facilities, cafés and leisure amenities, making it an ideal choice for families, professionals and those seeking an energy-efficient home in a well-connected and desirable location.**

# Location

**The property is situated within a few minutes level walk of Holsworthy town centre and enjoys a prominent setting along this residential road. Holsworthy itself caters particularly well for its inhabitants with a good range of national and local shops together with many amenities including regular bus services, library, park, health centre, indoor heated swimming pool, sports hall, bowling green, golf course, etc. Bude on the North Cornish coastline, famous for its safe sandy surfing beaches and wider range of shopping facilities, is some 7 miles distant whilst for those wishing to travel further afield Okehampton the 'gateway to Dartmoor' is some 23 miles distant and offers a direct dual carriageway connection to the Cathedral city of Exeter with its Inter City rail and motorway links. The port and market town of Bideford is some 20 miles with the regional and North Devon Centre of Barnstaple some 30 miles. Launceston Cornwall's ancient capital is some 16 miles.**

**Services** - Mains electricity, water and drainage. Solar panels, Air source heat pump, clean air system.

**Agents 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.

# Directions

From the centre of Holsworthy proceed on the A388 towards Bideford. Follow the road for a short distance where the property will be found on the right hand side. (If you reach the mini-roundabout then you have gone too far)



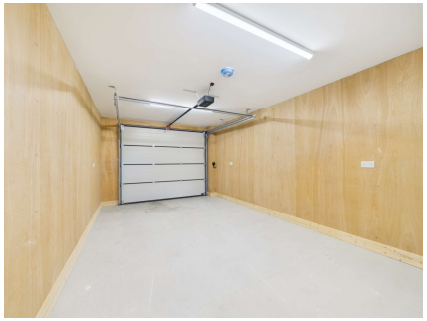
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**We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them, we would receive a referral fee from 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.



