

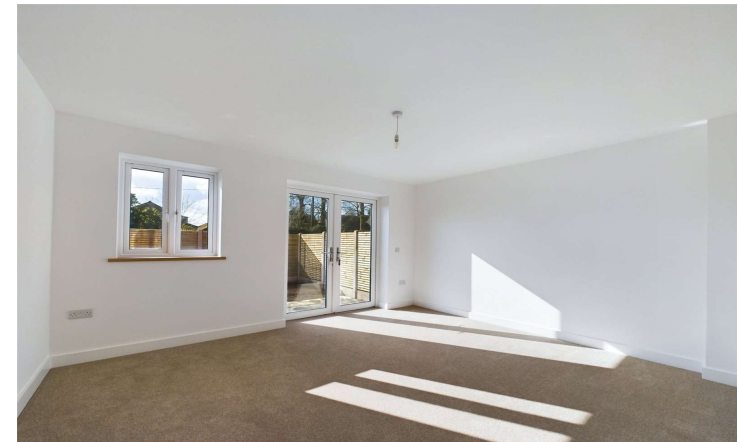


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

The Old Coach House  
North Road  
Holsworthy  
Devon  
EX22 6HB

**Asking Price: £325,000 Freehold**



**Changing Lifestyles**

**01409 254 238**  
**[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)**

# The Old Coach House, North Road, Holsworthy, Devon, EX22 6HB



- 1 OF 2 BRAND NEW PROPERTIES
- 3 BEDROOMS
- HIGH QUALITY BUILD AND FINISH THROUGHOUT
- NON ESTATE
- HIGHLY REGARDED AND REPUTABLE LOCAL BUILDER
- ENCLOSED REAR GARDENS
- OFF ROAD PARKING
- AIR SOURCE HEAT PUMP
- UNDER FLOOR HEATING
- EPC: TBC
- Council Tax Band: TBC



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# Changing Lifestyles

## Overview

Located in the heart of this popular Devon Market Town is 1 of 2 brand new 3 bedroom semi detached properties. Formerly the site of an old coach house and stables for a nearby residence. The properties have been traditionally constructed by a highly regarded and reputable local builder, ensuring a high-quality standard throughout. Off road parking and enclosed rear gardens. An air source heat pump powers under floor heating throughout, complemented by triple glazed windows. Internal viewing is highly recommended.

## 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.

### Kitchen / Diner - 19'8" x 11'1" (6m x 3.38m)

A superbly presented kitchen which features high quality finishes and Neff appliances, designed for both functionality and style. Comprising of a range of well built base and wall mounted units with work surfaces over, incorporating a stainless steel 11/2 sink drainer unit with mixer taps over. Built in oven with 4 ring ceramic hob and extractor system. Integrated dishwasher. Plumbing and recess for a washing machine. Space for a tall fridge/freezer, a dining room table and chairs.

### Living Room - 14'2" x 12' (4.32m x 3.66m)

Window and French glazed double doors to rear overlooking the rear garden, with a view of the Church tower.

### WC - 6'1" x 3'7" (1.85m x 1.1m)

Close coupled WC and wash hand basin.

## Hallway

## First Floor

### Bedroom 1 - 12'3" x 9'10" (3.73m x 3m)

A dual aspect double bedroom with windows to rear and side elevations, benefitting from superb views over the surrounding countryside.

### Bedroom 2 - 13' x 8'7" (3.96m x 2.62m)

A spacious double bedroom with window to rear elevation enjoying a pleasant aspect over to the Church.

### Bedroom 3 - 12'2" x 9'6" (3.7m x 2.9m)

A dual aspect double bedroom with windows to front and side elevations.

### Bathroom - 7'4" x 5'11" (2.24m x 1.8m)

A quality fitted suite comprises an enclosed panelled shower bath with a mains fed shower. Close coupled WC, and a wall mounted unit which houses an inset wash hand basin.

**Outside** - The property has a driveway providing ample off road parking at the front of the property. A pedestrian gate

gives access to the rear enclosed garden, with a paved patio area and level lawn, bordered by close boarded fencing.

**Services** - Mains electricity and water. An air source heat pump powers under floor heating throughout.

**Agents Notes** - This property is 1 of 2 mirror image properties offered for sale (The Old Coach House and The Stables) The properties come with the benefit of a 10 year warranty.

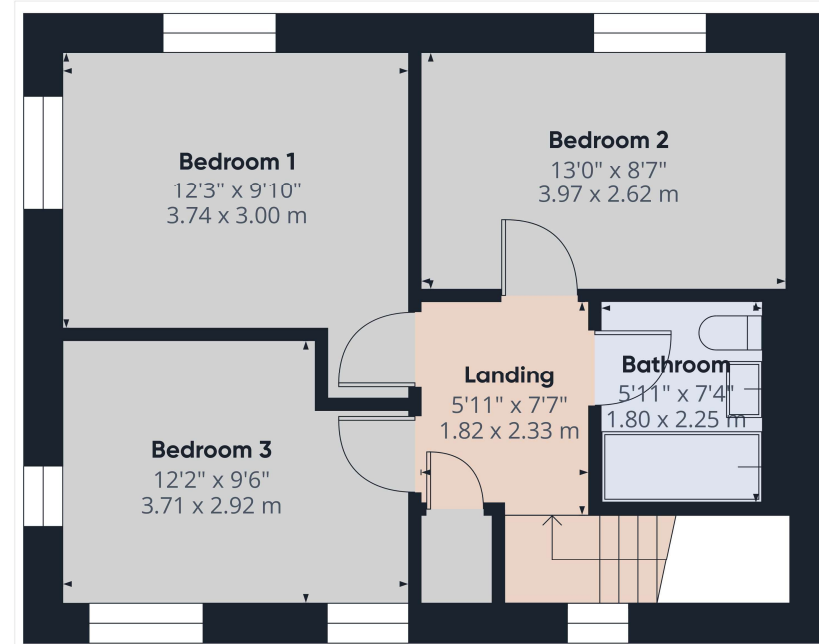
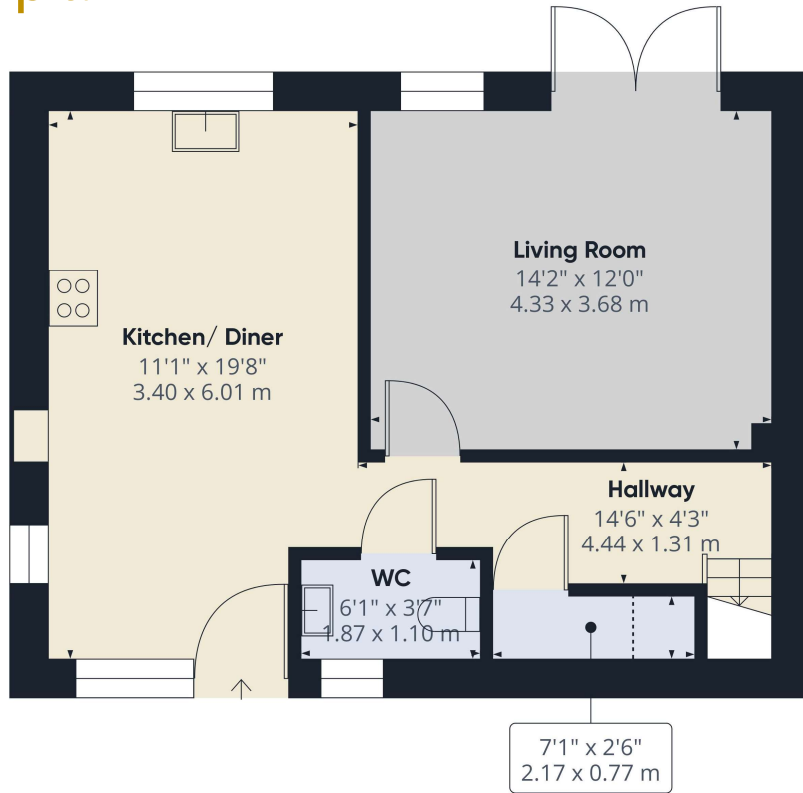
## Directions

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)





## 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.