



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Plot 36 (Bedford)  
Rydon Village  
Holsworthy  
Devon  
EX22 7FD

**Asking Price: £375,000 Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

# Plot 36 (Bedford), Rydon Village, Holsworthy, Devon, EX22 7FD



- DETACHED BUNGALOW
- 2 DOUBLE BEDROOMS (1 EN-SUITE)
- SPACIOUS ACCOMMODATION
- DETACHED GARAGE
- OFF ROAD PARKING
- GARDEN
- CONVENIENT TOWN EDGE LOCATION
- SITUATED ON PRESTIGIOUS DEVELOPMENT FOR THE OVER 55'S
- EPC: TBC
- Council Tax Band: TBC



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## Overview

A spacious, detached, new build bungalow offering 2 double bedrooms (1 en-suite). Being very well-appointed with detached garage, off road parking, and garden. Conveniently situated on the edge of Holsworthy on this prestigious, high quality development for the over 55's.

The accommodation briefly comprises: Entrance Hall, Sitting/Dining Room, Kitchen, En-Suite Master Bedroom, Further Bedroom, and Bathroom.

### THE DEVELOPMENT

Rydon Village is unlike any other village in the South West. Conceived by a local landowner in conjunction with a long established family owned developer, it aims to provide a quiet and peaceful sanctuary from which you can venture out to enjoy life and return to unwind and recharge your batteries. For this reason its' benefits are restricted to those over 55 and their partners. Maturity brings some privileges and Rydon Village is one of them. In keeping with their beautiful surroundings, the mellow elevations of the properties themselves bear more than a passing resemblance to New England with attention to detail being the watch word. From the minute you enter the manicured grounds of Rydon Village to the moment you leave out through the electronic gates in your car, you will experience a sense of security.

### THE SITEPLAN

Rydon Village has been carefully landscaped and designed to take advantage of the beautiful, gently sloping fields it occupies, and the views across the valley of rolling pasture. The lake, and other green spaces, as well as the river, are important features, all creating a wonderful feeling of space - quite unlike any other development in the region.

### RYDON CLUBHOUSE

In addition to the maintenance of the landscaped grounds, green space, conservation area and between area and lake, Rydon Clubhouse will enable you to enjoy an entire raft of additional benefits. Opportunities for relaxing with friends over refreshments in the resident's lounge, or on long summer evenings, on the charming veranda together with food and beverage available from the clubhouse manager. The clubhouse has a range of other activities for residents including fitness classes and treatment rooms for therapies.

## Location

Rydon Village is set on the outskirts of the pretty Devonshire market town of Holsworthy. Nestling in a rural landscape of rolling green hills and wooded river valleys, this small exclusive development will provide a secure and quiet location within easy reach of the bustling market town and the spectacular Cornish coastline, which is only a short drive away. The historic town of Holsworthy hosts a weekly pannier market and also a thriving livestock market. Local produce, flowers, gifts and an excellent range of shops are complemented by a Waitrose supermarket. It is a friendly and welcoming town with traditional values, perhaps, a touch old fashioned, but none the worse for that. An 18 hole golf course, bowling, cricket and football clubs, are all close by, together with a leisure centre, ensuring all manner of sporting interests and activities are catered for. Opportunities for walking are many and varied with Dartmoor National Park to the South and coastal footpaths to the North. The cities of Exeter and Plymouth and town of Newquay are all within easy reach by car or coach, and offer airports, mainline railway stations and motorway connections, together with a host of shopping and leisure facilities.

## Changing Lifestyles

### Entrance Hall

**Kitchen/ Diner** - 12'7" x 12'1" (3.84m x 3.68m)

**Living Room** - 19'3" x 12'7" (5.87m x 3.84m)

**Bedroom 1** - 14'4" x 10'1" (4.37m x 3.07m)

**Ensuite** - 10'2" x 3'3" (3.1m x 1m)

**Bedroom 2** - 12'2" x 10'8" (3.7m x 3.25m)

**Bathroom** - 7'6" x 6'1" (2.29m x 1.85m)

**Outside** - The property has a tarmac driveway providing ample off road parking. A pedestrian gate to the side gives access to the rear gardens and principally laid to lawn with an paved patio area adjoining the rear of the property, providing the ideal spot for alfresco dining. Steps lead down to a further private garden area to the rear of the garage. The gardens are bordered by close boarded fencing providing privacy.

**Facilities** - Residents can enjoy the use of the Clubhouse, fishing lake, and secure gated community. Planning permission has been granted for a footpath connecting Rydon Village to Holsworthy town.

A monthly maintenance fee is payable - Figure to be confirmed.

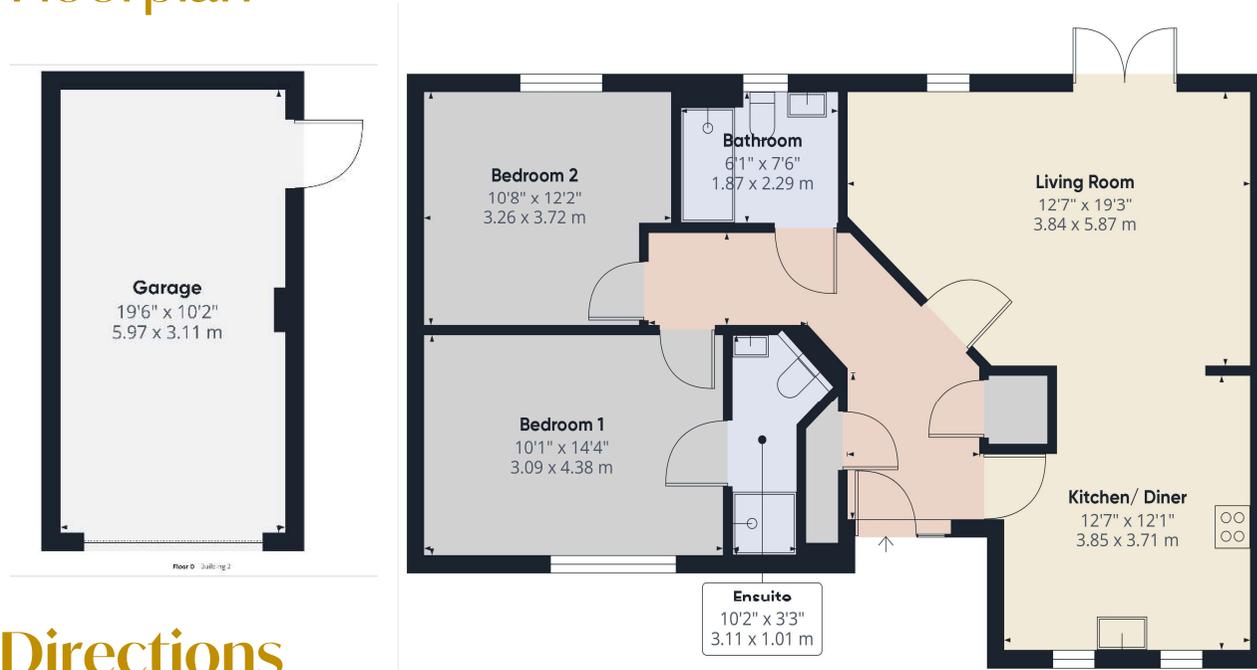
**Services** - Mains water, electricity, and drainage. Please note, that the heating within the property is via an economical air source heat pump.

**Council Tax** - Yet To Be Assessed (please note this council band may be subject to reassessment).

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## Floorplan



## Directions

From Holsworthy proceed on the A3072 Bude Road, passing the Rydon Inn on the left and the entrance to the development will be found a short way along on the left hand side.

**Agents Notes** - Bond Oxborough Phi lips have prepared these sales particulars as a general guide and include information provided to us by other parties including the seller, not all of which have been verified by us. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. Photographs, measurements, floor plans and distances are given as a guide only. We have not had sight of title documents. We have not checked that the property has all the necessary planning, building regulation approval, statutory or regulatory permissions or consents.

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.

**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.



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