



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Lindum  
Bodmin Street  
Holsworthy  
Devon  
EX22 6BH

**Asking Price: £325,000**  
**Freehold**



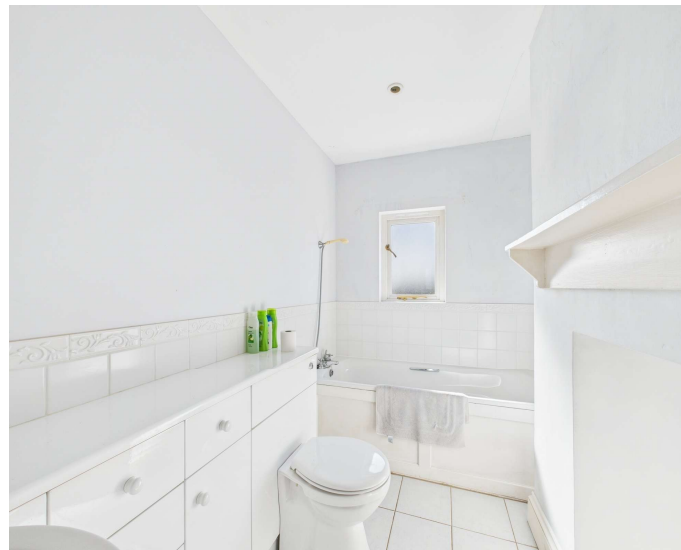
Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

Lindum, Bodmin Street, Holsworthy, Devon, EX22 6BH



- PRIME TOWN CENTRE LOCATION
- 2/3 BEDROOMS
- DETACHED
- 1 ENSUITE
- 2 RECEPTION ROOMS
- PERIOD FEATURES THROUGHOUT
- OFF ROAD PARKING
- FRONT AND REAR GARDENS
- NO ONWARD CHAIN
- EPC: TBC
- Council Tax Band: TBC



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# Changing Lifestyles

## Overview

A rare opportunity to acquire this well presented bungalow set within a short walk of the centre of the popular Market Town of Holsworthy on a highly desirable road. The property offers spacious and versatile accommodation with 2/3 bedrooms (1 ensuite) and 2 reception rooms, boasting stunning period features throughout. Front and rear enclosed gardens and entrance driveway. No onward chain.

The bustling market town of Holsworthy has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket. 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](http://www.rubycountry.com) is well worth a visit.

## Entrance Hall

### Living Room - 15'3" x 11'4" (4.65m x 3.45m)

A light and airy, dual aspect room with a bay window to front and window to side elevation. A feature fireplace houses a wood burning stove, with built in storage in the chimney breast recesses.

### Kitchen / Diner - 17'1" x 11'4" (5.2m x 3.45m)

A well presented fitted kitchen comprises a fitted range of base and wall mounted units with work surfaces over, incorporating an inset ceramic sink with mixer taps over. Countertop 4 ring ceramic hob with extractor over. Built in

double oven. Space for tall fridge/ freezer. Plumbing and recess for dishwasher. Window and door to side elevation.

### Utility Room - 8'8" x 3'8" (2.64m x 1.12m)

Plumbing for washing machine. Floor mounted oil fired central heating boiler supplies domestic hot water and heating systems. Window to rear elevation.

### Sunroom - 18'6" x 5'6" (5.64m x 1.68m)

A fully glazed room overlooks the rear gardens. This space would be great as a meditation / yoga / relaxation room.

### Dining Room - 15'7" x 11'7" (4.75m x 3.53m)

A dual aspect room with window to side and bay window to front elevation. Ample space for a dining room table and chairs. A feature fireplace houses an open fire. Equally suiting as an additional bedroom.

### Bedroom 1 - 11'8" x 11'6" (3.56m x 3.5m)

A generous size master bedroom with window to side elevation. Built in wardrobes. Door to -

### Ensuite - 11'5" x 6'6" (3.48m x 1.98m)

A spacious ensuite, formerly the original kitchen with a feature fireplace. A fitted suite comprises an enclosed panelled bath with shower attachment over the taps. A vanity unit houses an inset wash hand basin and a concealed cistern WC.

### Bedroom 2 - 11'6" x 11'6" (3.5m x 3.5m)

A spacious double bedroom with window to side elevation. Built in wardrobes, original feature fireplace.

### Bathroom - 8'7" x 5'5" (2.62m x 1.65m)

A fitted suite comprises an enclosed shower cubicle with a mains fed shower connected. Close coupled WC and pedestal wash hand basin. Window to side elevation.

**Outside** - The property has a tarmac driveway to the side of the property providing off road parking for several vehicles. A ramp leads up from the roadside, dissecting a large paved patio area. Access to the side of the property via a crazy paved pathway. The rear and side gardens comprise gravel laid areas and lawn with a variety of shrubs and planting, all

bordered by mature hedging providing privacy. Two garden sheds.

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

**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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## 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.



## Directions

From our office in Holsworthy proceed south along Fore Street, just after leaving town centre take the right hand turning into Bodmin Street, where Lindum will be found a short way along on the left-hand side with a Bond Oxborough Phillips for sale board clearly displayed.

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