



Bond
Oxborough
Phillips

Changing Lifestyles

Deans Cottage
Holemoor
Bradford
Holsworthy
Devon
EX22 7AB

Asking Price: £235,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Deans Cottage, Holemoor, Bradford, Holsworthy, Devon, EX22 7AB



- SEMI-DETACHED PERIOD COTTAGE
 - 3 BEDROOMS (1 EN-SUITE)
- GOOD SIZED ACCOMMODATION
 - SINGLE GARAGE & PARKING
- GARDEN ENJOYING COUNTRYSIDE VIEWS
 - QUIET AND RURAL LOCATION
 - EPC & COUNCIL TAX BAND D.



An opportunity to acquire this charming semi detached period cottage comprising kitchen/diner, living room, 3 bedrooms (1 ensuite) and shower room. The property also benefits from a single garage with parking and a rear garden, enjoying pleasant views of the surrounding countryside. EPC D.



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Directions

From Holsworthy proceed on the A3072 Hatherleigh road for 4.5 miles and upon reaching Brandis Corner turn left signed Shebbear. Follow this road for 1.5 miles and upon reaching Holemoor turn immediately left, where Deans Cottage will be found on the right hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

Situation

Holemoor is a quiet and unspoilt hamlet lying some 6 miles from Holsworthy. This bustling market town caters particularly well for the locality with a good range of shops, leisure amenities, professional services with a Primary & Secondary school. Nearby villages include Shebbear with its well known Public School, Black Torrington and Sheepwash with the renowned Half-Moon Inn offering excellent game fishing opportunities along the River Torridge. Easy access to Okehampton and the A30 dual carriageway allows the Cathedral City of Exeter to be reached with about a 50 minute car drive.



Internal Description

Living/Dining Room - 23'2" x 12'10" (7.06m x 3.9m)

Spacious, light and airy reception room with feature inglenook fireplace housing wood burning stove and clome oven. Brick hearth and surround with decorative wooden mantle over. Ample room for sitting room suite. Stairs leading to first floor landing. Access to useful understairs storage area. 2 windows to front elevation.

Kitchen - 22'7" x 9'8" (6.88m x 2.95m)

A fitted kitchen comprising a range of wooden wall and base mounted units with work surfaces over, incorporating a ceramic sink drainer unit with mixer tap and 4 ring gas hob. Built in eye level oven, grill and microwave. Space for free standing fridge/freezer. Ample room for dining table and chairs. Access to useful storage cupboards. 3 windows to rear elevation overlooking the garden and countryside beyond.

First Floor Landing - 9'8" x 2'10" (2.95m x 0.86m)

Gives access to the 3 bedrooms, the shower room and loft hatch.

Bedroom 1 - 17'1" x 10' (5.2m x 3.05m)

Double bedroom with built in wardrobes. 2 windows to rear elevation, overlooking the garden and the surrounding countryside.

Ensuite Bathroom - 9'5" x 7'5" (2.87m x 2.26m)

A fitted suite comprising panel bath, vanity unit with inset wash hand basin and low flush WC. Additional built in storage. Frosted window to rear elevation.

Bedroom 2 - 11'5" x 8'5" (3.48m x 2.57m)

Double bedroom with window to front elevation. Recess for wardrobe.

Bedroom 3 - 9'7" x 7'2" (2.92m x 2.18m)

Window to front elevation.

Shower Room - 9'7" x 4'4" (2.92m x 1.32m)

A matching white suite comprising large walk in shower, low flush WC and vanity unit with inset wash hand basin. Heated towel rail. Frosted window to side elevation.

Outside - The rear garden is principally laid to lawn and bordered by close boarded wooden fencing to the sides, providing a high degree of privacy. To the rear of the garden there is a small wall, allow the owners to enjoy the views of the surrounding countryside. Adjoining the rear of the property is a paved patio area providing the ideal spot for alfresco dining and entertaining. The garden has been decorated with a variety of mature shrubs.

On the opposite side of the road there is a single garage with a manual up and over door and off road parking space for 1 vehicle.

Services - Mains water and electricity. Private drainage.

EPC Rating - EPC rating D (56) with the potential to be C (73). Valid until July 2027.

Council Tax Banding - Band 'D' (please note this council band may be subject to reassessment).

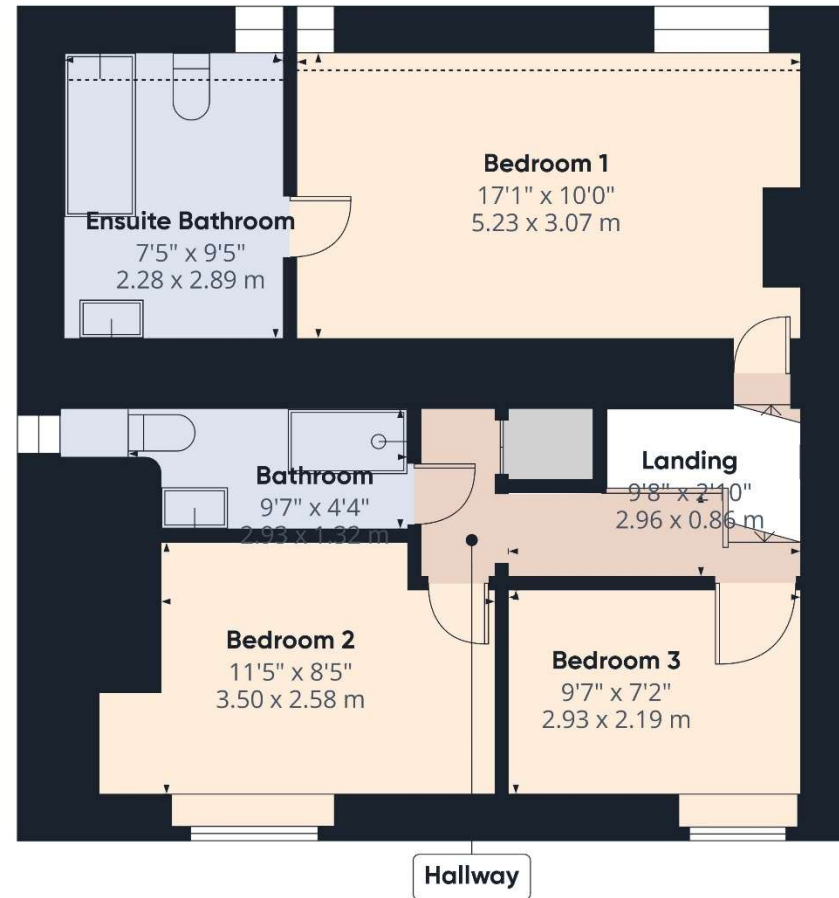
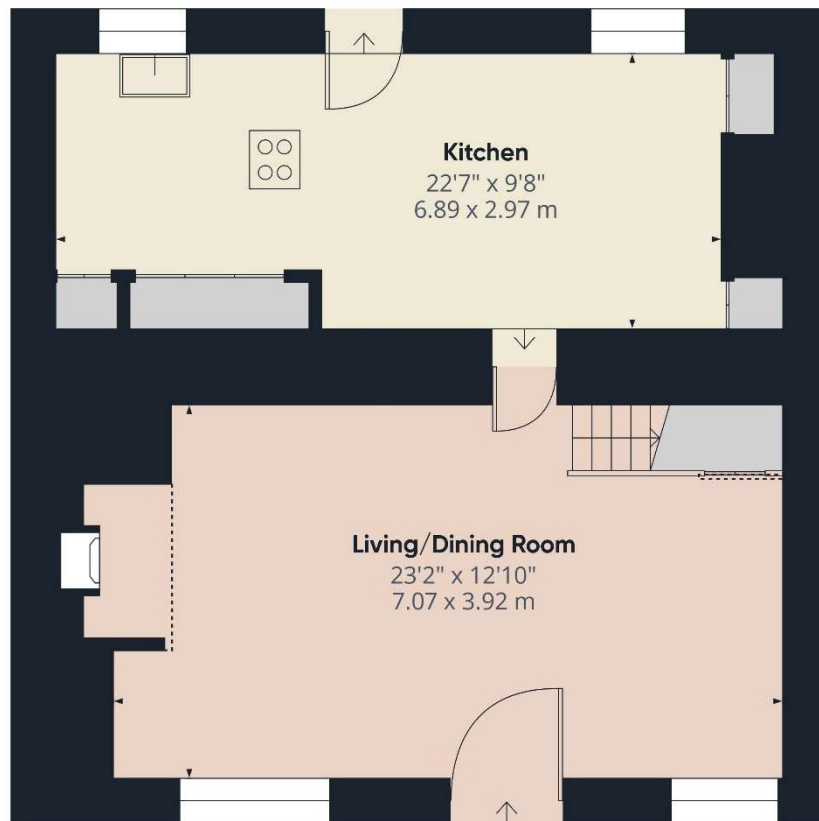


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If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

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for a free conveyancing quote and
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	