



Bond
Oxborough
Phillips

Changing Lifestyles

West Oaklands
East Putford
Holsworthy
Devon
EX22 7UH

Asking Price: £410,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

West Oaklands, East Putford, Holsworthy, Devon, EX22 7UH



- SEMI DETACHED HOUSE
- 3 BEDROOMS
- OPEN PLAN KITCHEN/FAMILY ROOM
- 0.20 ACRES OF LOVELY GARDENS
- DETACHED GARAGE
- OFF ROAD PARKING
- WONDERFUL RURAL SETTING
- EPC: D
- Council Tax Band: B



This most substantial 3 bedroom PVCu double glazed oil fired centrally heated semi-detached house has a large and airy open plan kitchen/family room with separate lounge and overlooks lovely gardens of some 0.2 acres with a detached garage, lots of parking and truly glorious views that reach to Dartmoor. Wonderful rural setting surrounded by rolling farmland in the heart of the countryside between Holsworthy/Bideford/Great Torrington and only 2.5 miles from the major village of Bradworthy with its excellent amenities and various countryside walks from the front door. EPC=D.



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The family sized accommodation is PVCu double glazed throughout with radiators in all rooms and briefly comprises: Entrance Hall, Open Plan L-Shaped Kitchen/Family Room, Lounge, Side Porch with Cloakroom, First Floor Landing, 3 Bedrooms and Family Bath/Shower Room. Practically every window has a pleasant outlook over the garden/grounds with First Floor Views being outstanding. The property enjoys a south easterly front aspect and subject to consents there is ample space to extend if required.



The property is situated at "Mambury Cross" which is a cluster of country homes being particularly well served by the village of Bradworthy which is about 2 1/2 miles away. This very popular and self-contained village caters particularly well for the locality with an outstanding range of local shops including a butchers, post office, general stores, vets etc. As well as doctors surgery, bowling green,



garages, popular pubs, well supported village hall and is home to the highly respected Primary Academy School. The larger towns of Holsworthy, Torrington and Bideford are all within about a 30 minute drive and from Bideford the North Devon link road provides a speedy connection to the M5 near Tiverton. Nearby coastal town Bude is also within a 35-minute drive which offers various beautiful beaches.

THE ACCOMMODATION COMPRISES (all measurements are approximate):- - PVCu door with double glazed insert leading to:

ENTRANCE HALL - L-shaped. Window to front. Built-in shoe/boot cupboard. Stairs rising to first floor.

OPEN PLAN KITCHEN/LIVING ROOM - 16'6" x 9'8" (5.03m x 2.95m)
L-Shaped. Very much the "heart of the house". It is a light and airy double aspect space with lovely views to the rear stretching over the garden to rolling countryside.

KITCHEN AREA 11'3" x 9'10" (3.43m x 3m) Wood block effect worktops. Stainless steel 1 1/4 bowl sink. 4 ring ceramic hob with matching double oven and illuminated extractor. Nice range of matching "Shaker" style base and wall units including glazed display cabinets. Space for fridge/freezer. Integral dishwasher.

DINING/LIVING AREA 16'6" x 9'8" (5.03m x 2.95m) Large under stairs recess.

SIDE PORCH / W.C. - With plumbing for washing machine and cloakroom. Also has a separate downstairs W.C.

LOUNGE - 14'6" x 10'10" (4.42m x 3.3m)
A pleasant double aspect reception room overlooking the garden and countryside to the rear. Further window to the south/south east facing from elevation. Fireplace with slate hearth and lined flue housing a wood burning stove.

FIRST FLOOR LANDING - Access to roof space which is part boarded with light. Window to rear with great views.

BEDROOM 1 - 14'4" (max) x 9'6" (4.37m (max) x 2.9m)
Window to front with views to Dartmoor in the distance. Built-in cupboard.

BEDROOM 2 - 10' (3.05) x 9'10" (3) (max) narrowing to 6'4" (1.93)
L-shaped. Great rural outlook.

BEDROOM 3 - Window to side with far reaching westerly views. Angled ceiling.

FAMILY BATH/SHOWER ROOM - 13'10" x 4'6" (4.22m x 1.37m)

Opaque window to rear. Illuminated mirror with shaver point. Multi-rung radiator/towel rail. 3 piece white suite including a combination bath with aqua boarding. Downlighters.

OUTSIDE - A timber five bar gate opens onto a long stone drive providing extensive parking for numerous vehicles and gives access to the:

GARAGE - 18' x 9'4" (max) (5.49m x 2.84m (max))
Up and over door. Light and power connected. Block built construction.

The front garden is laid to lawn with a privet topped grassy bank running along the front. Paths and flower beds. The large rear garden is a real feature of West Oaklands and has an extensive paved patio area. Numerous beds with a great collection of shrubs and flowers. Trellis playing host to a climbing rose. Timber summer house. Ornamental pond. Kitchen garden area.

3 TIMBER SHEDS / SUMMERHOUSE

Summerhouse - 10' x 8'

Shed 1 - 6' x 4' (1.83m x 1.22m)

Shed 2 - 7' x 5' (2.13m x 1.52m)

Shed 3 - 7' x 5' (2.13m x 1.52m)

Each with runs averaging 10' x 10' (3.05m x 3.05m). 2 of which have concrete bases and one a paved base.

Fruit trees including cherry and apple as well as further gooseberry, blackcurrant and redcurrant bushes. The garden has the gentlest of slopes and adjoins farmland to the rear.

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.

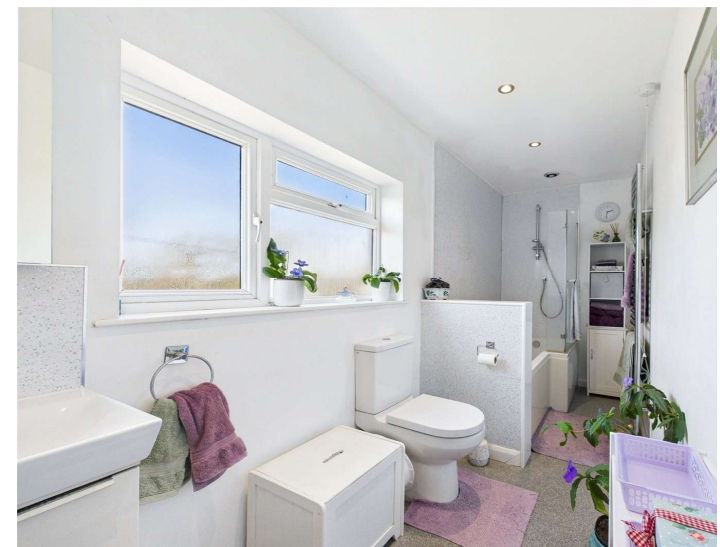
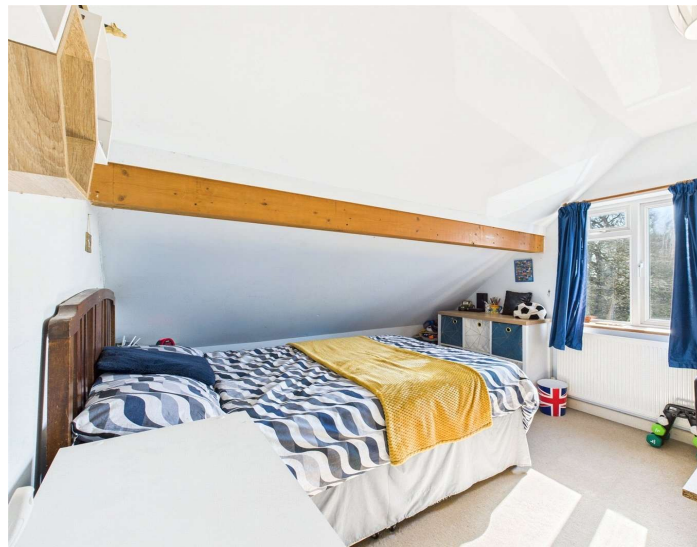
SERVICES - Mains water and electricity. Private drainage. Exterior oil fired boiler with a bunded plastic oil tank.

COUNCIL BAND - Band 'B' (please note this council band may be subject to reassessment).

EPC RATING - Rating D



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Directions

From Holsworthy proceed on the A3072 Bude road and on the edge of town, opposite the BP garage, turn right signed Bradworthy/Chilsworthy. Upon reaching Bradworthy Square turn right signed Bideford. After 2.7 miles you will reach Parsonage Cross and here be sure to take the right hand turning signed West & East Putford. Follow this country road for some 0.7 miles and having just crossed over River Torridge and bear right proceeding up the hill and the property will be found on left after about 0.75 miles with a name plate displayed.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

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We are here to help you find and buy your new home...

Albion House
4 High Street
Holsworthy

Devon
EX22 6EL

Tel: 01409 254 238

Email: holsworthy@boproperty.com

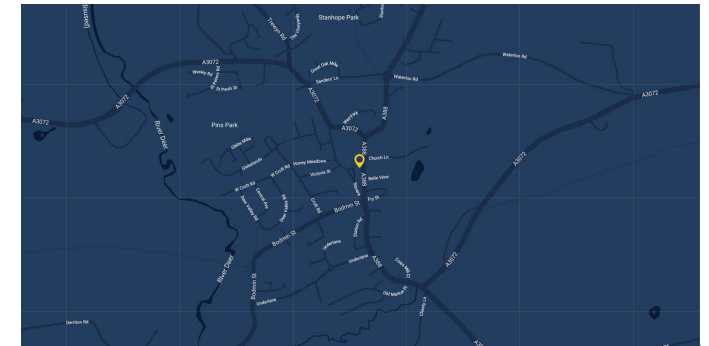
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