



Bond
Oxborough
Phillips

Changing Lifestyles

38 Kingdon Way
Holsworthy
Devon
EX22 6FN

Asking Price: £315,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

38 Kingdon Way, Holsworthy, Devon, EX22 6FN



- DETACHED HOUSE
- 3 BEDROOMS (1 ENSUITE)
- WELL PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING AND GARAGE
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO A RANGE OF AMENITIES
- AVAILABLE WITH NO ONWARD CHAIN
- EPC C AND COUNCIL TAX BAND D



Situated in a prime location on the very edge of Holsworthy's most sought after Redrow residential development, being within walking distance to the town centre and its range of amenities. 38 Kingdon Way is a detached well-presented family home offering 3 bedrooms (1 ensuite), single garage, off road parking and enclosed garden. Available with no onward chain. EPC C.



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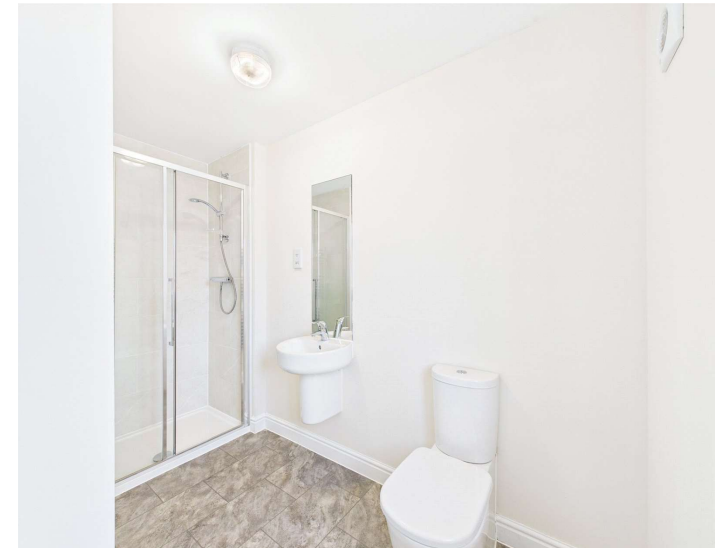


Directions

From the centre of Holsworthy, proceed on the A3072 Bude Road, and on the edge of town opposite the 'BP' garage, turn right signed Bradworthy/Chilsworthy. Follow this road and at the mini roundabout at the top of the hill, turn right into Cliffton Heights. proceed into the development, turn right at the first set of cross roads to Kingdon Way and following the road around to the left the property will be found after a short distance on the right hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.

Situation

The bustling market town of Holsworthy has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket, BP filling station, Marks & Spencers Simply Food and Wild Bean café. 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.



Internal Description

Entrance Hall - Gives access to the cloakroom, living room and kitchen/diner. Stairs lead to the first floor landing.

Kitchen/Dining Room - A modern fitted kitchen comprising a range of wall and base mounted units with work surfaces over, incorporating a stainless steel 11/2 sink drainer unit with mixer tap and 4 ring gas hob with extractor over. Built in eye level oven and grill with integrated fridge and freezer. Useful laundry cupboard with space and plumbing for washing machine and tumble dryer. Ample room for dining table and chairs. Windows to front and side elevations. Patio doors provide access to the enclosed rear garden.

Living Room - Light and airy reception room with windows to front and side elevations. Access to useful storage cupboard. Ample room for sitting room suite.

Cloakroom - Fitted with a low flush WC and wall hung wash hand basin. Frosted window to front elevation.

First Floor Landing - Access to loft hatch and airing cupboard housing hot water cylinder.

Bedroom 1 - Spacious double bedroom with built in wardrobes. Window to front elevation.

Ensuite - A matching suite comprising shower cubicle with mains fed shower over, wall hung wash hand basin, low flush WC and heated towel rail. Frosted window to side elevation.

Bedroom 2 - Double bedroom with window to front elevation.

Bedroom 3 - Double bedroom with window to side elevation, overlooking the rear garden.

Family Bathroom - A fitted suite comprising panel bath with mains fed shower over, low flush WC, wall hung wash hand basin and heated towel rail. Window to front elevation.

Outside - The front of the property has been decorated with a variety of mature shrubs, with a paved path that leads to the front entrance door. The enclosed rear garden is principally laid to lawn and bordered by a red brick wall and close boarded wooden fencing, providing a high degree of privacy. Adjoining the side of the property is a paved patio area, providing the ideal spot for alfresco dining and entertaining. A wooden gate at the end of the garden gives access to the single garage and driveway.

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Garage - Up and over manual vehicle entrance door to front elevation. Power and light connected.

Services - Mains water, electricity and drainage. Gas central heating.

EPC Rating - EPC rating C (69) with the potential to be B (83). Valid until March 2026.

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

Agents Note - Please note there is an annual service charge of this development. The service charge is for maintenance of communal areas and the gas tank.

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

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please contact us today on 01409 254 238 to
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Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

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mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	