

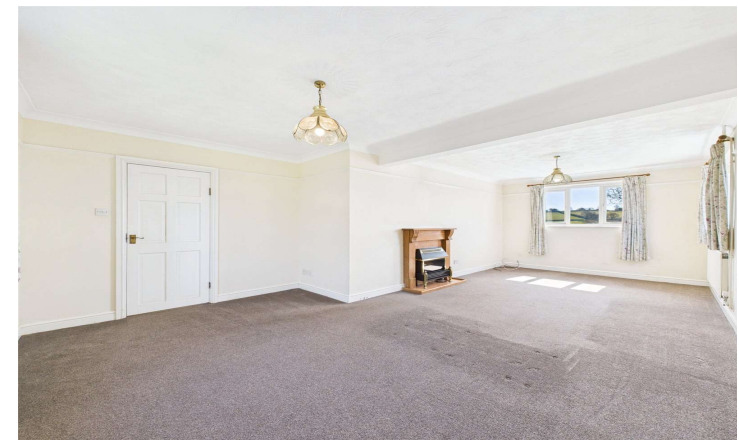


Bond
Oxborough
Phillips

Changing Lifestyles

Woodley Court
Underlane
Holsworthy
Devon
EX22 6BL

Asking Price: £395,000
Freehold



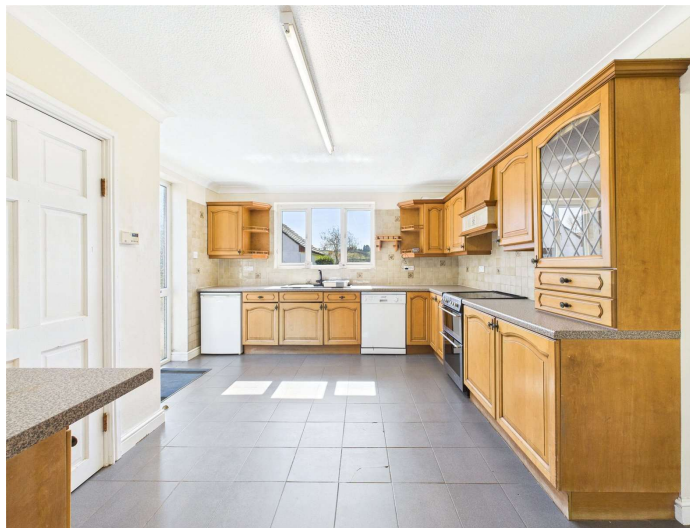
Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

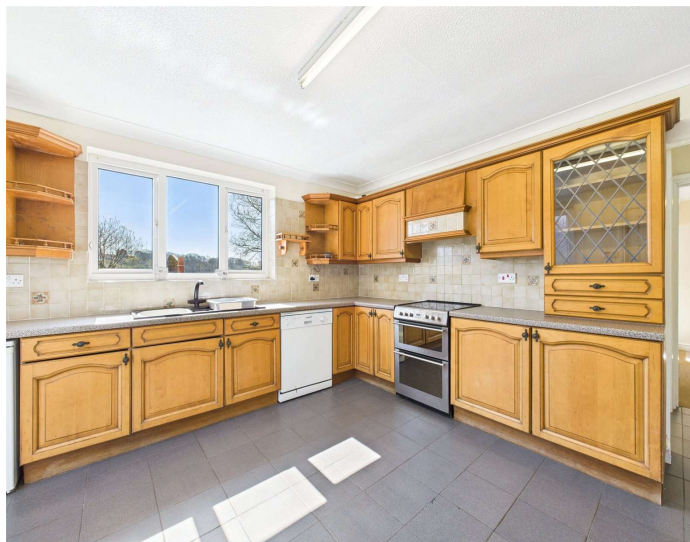
Woodley Court, Underlane, Holsworthy, Devon, EX22 6BL



- DETACHED HOUSE
- 5 BEDROOMS (1 ENSUITE)
- 2 RECEPTION ROOMS
- SPACIOUS AND VERSATILE ACCOMMODATION
- GENEROUS PLOT
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- DETACHED DOUBLE GARAGE
- STUNNING COUNTRYSIDE VIEWS
- AVAILABLE WITH NO ONWARD CHAIN



Available with no onward chain! Woodley Court is a spacious and versatile family home offering 5 double bedrooms (1 ensuite) and 2 receptions rooms. The residence occupies a generous plot providing ample off-road parking and wrap around garden, with lovely views of the surrounding countryside. The property also benefits from a detached double garage and being within walking distance to the town centre. EPC TBC & council tax band D.



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Directions

From the centre of Holsworthy proceed along Fore Street, turning right into Bodmin Street. Continue along Bodmin Street and just after the traffic lights, take the left hand turn onto Underlane, the entrance to Woodley Court can be found after a short distance on the right hand side with a Bond Oxborough Phillips "For Sale" Board clearly displayed.

Situation

Woodley Court occupies a fantastic position within the Centre of the Town. It is within walking distance of the bustling market square with its 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.



Internal Description

Entrance Hall - 13'9" x 3' (4.2m x 0.91m)

Kitchen - 12'9" x 12'2" (3.89m x 3.7m)

A fitted kitchen comprising a range of wall and base mounted units with worksurfaces over, incorporating a composite sink drainer unit with mixer tap. Space for electric oven with extractor over and under counter fridge. Plumbing for dishwasher. Access to storage cupboard. Door to side elevation and window to rear, overlooking the garden and countryside beyond. Internal double doors lead to the separate dining room.

Dining Room - 15'3" x 10'5" (4.65m x 3.18m)

Light and airy reception room with windows to front and side elevations. Ample room for large dining table and chairs.

Living Room - 23'5" x 10'4" (7.14m x 3.15m)

Triple aspect reception room with windows to front, side and rear elevations. Ample room for sitting room suite.

Utility Room - 6'4" x 6'1" (1.93m x 1.85m)

Space and plumbing for washing machine and tumble dryer. Belfast sink and access to useful storage cupboard. External door to rear elevation, leading to the garden.

Office - 5'10" x 5'2" (1.78m x 1.57m)

Fitted with a desk and shelving.

Cloakroom - 4'10" x 4'6" (1.47m x 1.37m)

Fitted with pedestal wash hand basin and close coupled WC. Frosted window to front elevation.

First Floor Landing - 16'8" x 2'10" (5.08m x 0.86m)

Window to rear elevation. Access to loft space.

Bedroom 1 - 13' x 10'5" (3.96m x 3.18m)

Generous double bedroom with window to front elevation.

Ensuite Shower Room - 6'11" x 2'8" (2.1m x 0.81m)

A matching 3 piece suite comprising shower cubicle with mains fed shower over, pedestal wash hand basin, concealed cistern WC and heated towel rail.

Bedroom 2 - 13'5" x 11'11" (4.1m x 3.63m)

Dual aspect double bedroom with windows to front and side elevation.

Bedroom 3 - 11'4" x 10'4" (3.45m x 3.15m)

Double bedroom with built in wardrobe. Window to front elevation.

Bedroom 4 - 12'3" x 9'10" (3.73m x 3m)

Dual aspect double bedroom with windows to side and rear elevations, enjoying views of the garden below and countryside beyond.

Bedroom 5 - 10'4" x 9'7" (3.15m x 2.92m)

Double bedroom with built in wardrobe. Window to rear elevation, overlooking the garden and the surrounding countryside.

Bathroom - 6'10" x 6'7" (2.08m x 2m)

A fitted suite comprising panel bath with shower and screen, pedestal wash hand basin and close coupled WC. Frosted window to rear elevation.

Outside - The property is approached via its own driveway providing ample off road parking and giving access to the front and side entrance doors and the detached double garage. The garden wraps around the property and is principally laid to lawn and bordered by a red brick wall to the front, close boarded wooden fencing to the sides and mature hedging to the rear. Adjoining the rear of the property is a paved patio area providing the ideal spot for alfresco dining and entertaining, enjoying lovely views of the surrounding countryside.

Garage - 23'2" x 16'1" (7.06m x 4.9m)

Up and over vehicle entrance door to front elevation and pedestrian door to side elevation. 2 windows to rear elevation. Power and light connected. Overhead storage.

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

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EPC Rating - EPC rating TBC.

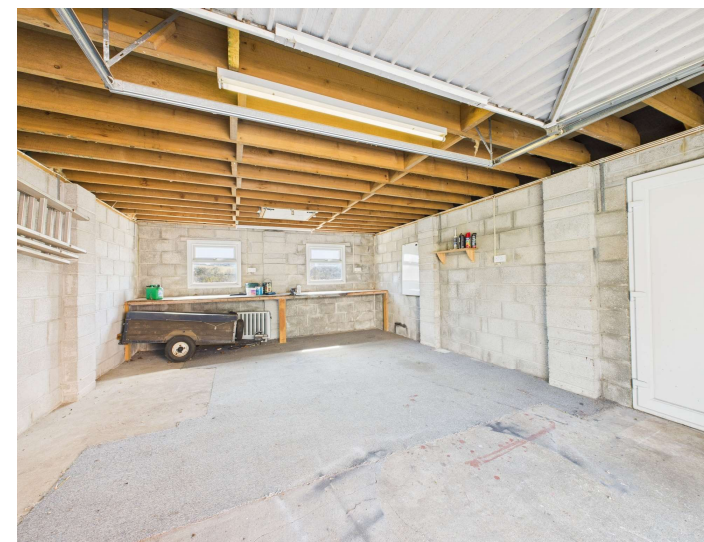
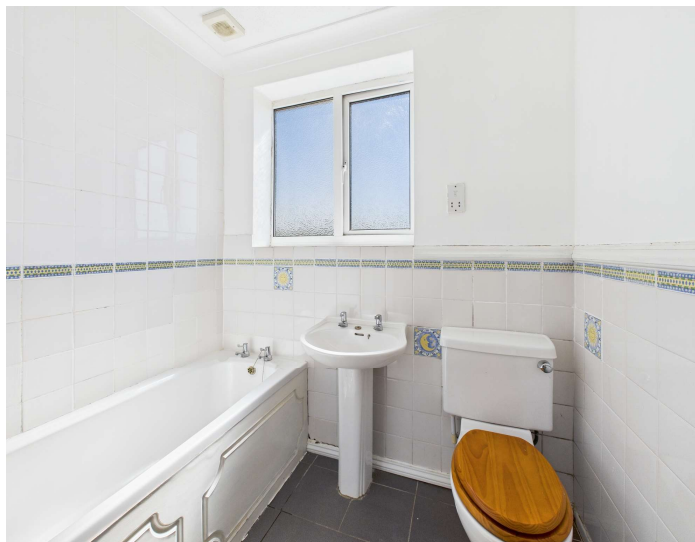
Council Tax Banding - Band 'D' (please note this council band may be subject to reassessment).



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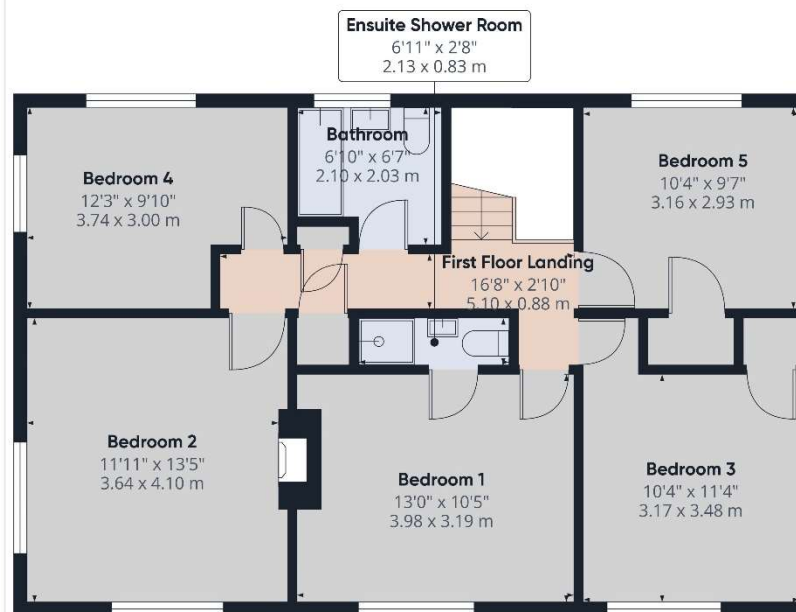
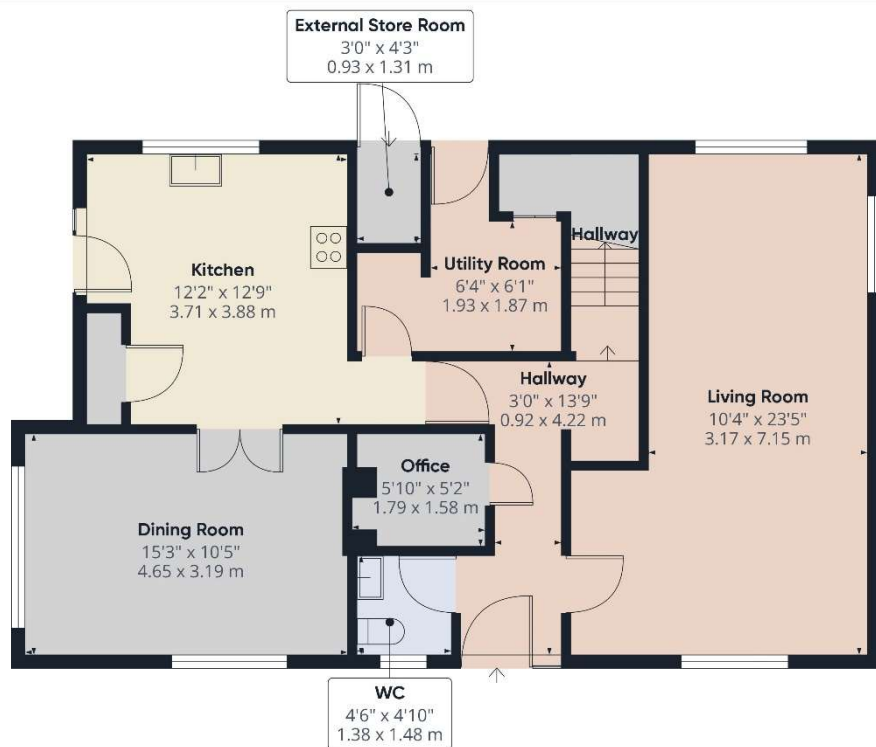


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Floorplan



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Albion House
4 High Street
Holsworthy
Devon
EX22 6EL

Tel: 01409 254 238

Email: holsworthy@bopproperty.com

