



Bond
Oxborough
Phillips

Changing Lifestyles

2 Staddon Road
Holsworthy
Devon
EX22 6NH

Asking Price: £445,000
Freehold



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01409 254 238
holsworthy@bopproperty.com

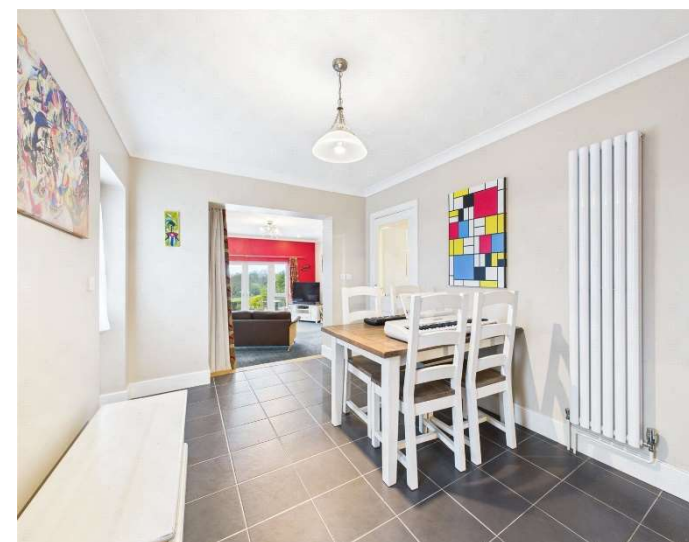
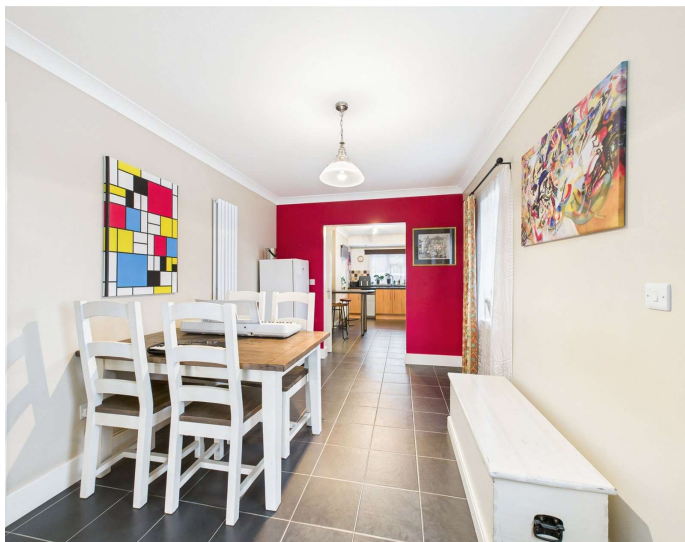
2 Staddon Road, Holsworthy, Devon, EX22 6NH



- LARGE DETACHED HOUSE
- 3/4 DOUBLE BEDROOMS (2 ENSUITES)
- 2 RECEPTION ROOMS
- WELL PRESENTED THROUGHOUT
- SPACIOUS AND VERSATILE
- OFF ROAD PARKING
- GENEROUS GARDEN
- STUNNING VIEWS
- SOUGHT AFTER EDGE OF TOWN LOCATION
- AVAILABLE WITH NO ONWARD CHAIN



An exciting opportunity to acquire this 3/4 bedroom (2 ensuite), 2 reception room detached residence offering well-presented spacious and versatile accommodation throughout. 2 Staddon Road benefits from stunning views of the market town of Holsworthy and the surrounding countryside, generous enclosed rear gardens and driveway providing off road parking for several vehicles. An internal viewing is highly recommended to appreciate the size and location of this property. Available with no onward chain. EPC TBC.



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Directions

From the centre of Holsworthy proceed on the A388 towards Launceston and after approximately 0.6 miles at Wimble Cross turn left signed Hollacombe. Proceed along this road for a short distance whereupon the property will be found on the left hand side with a Bond Oxborough Phillips "For Sale" notice clearly displayed.

Situation

2 Staddon Road is situated on the edge of the bustling market town of Holsworthy that 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 - 22'3" x 6'8" (6.78m x 2.03m)

Stunning entrance hall giving access to the kitchen, separate dining room, living room, office/bedroom 4, laundry room/cloakroom. Stairs leading to first floor landing. Access to useful storage cupboard.

Kitchen - 15'3" x 9'4" (4.65m x 2.84m)

A fitted kitchen comprising a range of wall and base mounted units with work surfaces over, incorporating a composite 1 1/2 sink drainer unit with mixer tap and 4 ring electric hob with extractor over. Built in electric oven and grill. Space for free standing fridge/freezer and plumbing for slimline dishwasher. Breakfast bar. Windows to front and side elevations.

Dining Room - 14' x 9'4" (4.27m x 2.84m)

Light and airy reception room with ample room for dining table and chairs. Window and door to side elevation.

Living Room - 18'7" x 16'3" (5.66m x 4.95m)

A generous reception room with windows and patio doors leading to the elevated decking area, enjoying pleasant views of the garden, the surrounding countryside and Holsworthy town beyond. Feature wood burning stove with slate hearth. Ample room for large sitting room suite.

Office/Bedroom 4 - 10'7" x 8'9" (3.23m x 2.67m)

Set up as an office by the current owners, but would also be suitable as a downstairs double bedroom. Window to front elevation.

Cloakroom/Laundry Room - 6'1" x 4'6" (1.85m x 1.37m)

Fitted with a wall hung wash hand basin and low flush WC. Space and plumbing for washing machine and tumble dryer with worksurface over, providing additional storage space. Frosted window to side elevation.

First Floor Landing - 17'4" x 4' (5.28m x 1.22m)

Providing access to the 3 double bedrooms and family bathroom.

Bedroom 1 - 19'6" x 11'9" (5.94m x 3.58m)

Generous double bedroom with feature Juliette balcony to the rear, enjoying views of the garden, surrounding countryside and Holsworthy town beyond.

Ensuite Shower Room - 7'7" x 6'2" (2.3m x 1.88m)

A fitted suite comprising corner shower cubicle with mains fed shower attachment over, low flush WC, pedestal wash hand basin and heated towel rail. Velux Window to side elevation.

Bedroom 2 - 18'1" x 11'4" (5.5m x 3.45m)

Large double bedroom with window to front elevation.

Ensuite Shower Room - 8'8" x 4'7" (2.64m x 1.4m)

A matching 3 piece suite comprising shower cubicle with mains fed shower over, pedestal wash hand basin and low flush WC.

Bedroom 3 - 15'4" x 11'3" (4.67m x 3.43m)

Double bedroom with window to front elevation.

Bathroom - 9'5" x 7'6" (2.87m x 2.29m)

A fitted suite comprising panel bath, pedestal wash hand basin, low flush WC and heated towel rail. Velux window to side elevation.

Outside - The property is approached via a brick paved entrance driveway providing ample off road parking. Access down both sides of the property leads to the generous and enclosed rear garden that is principally laid to lawn bordered by close boarded fencing providing privacy with a variety of mature shrubs. Access to two useful timber garden sheds. A raised patio area adjoins the rear of the property providing an ideal spot for alfresco dining and entertaining, whilst enjoying lovely views of the surrounding countryside and town beyond.

Services - Mains water, electricity and private 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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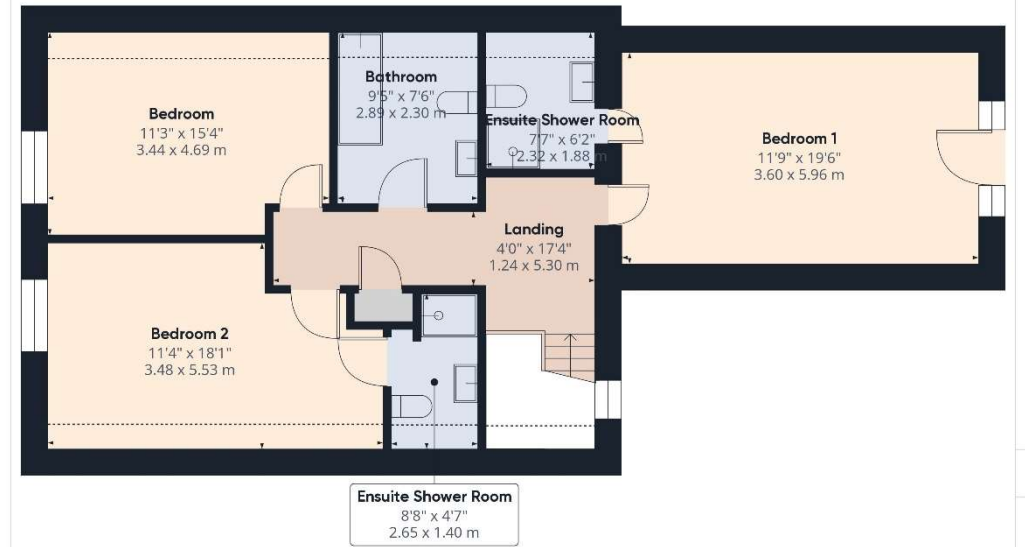
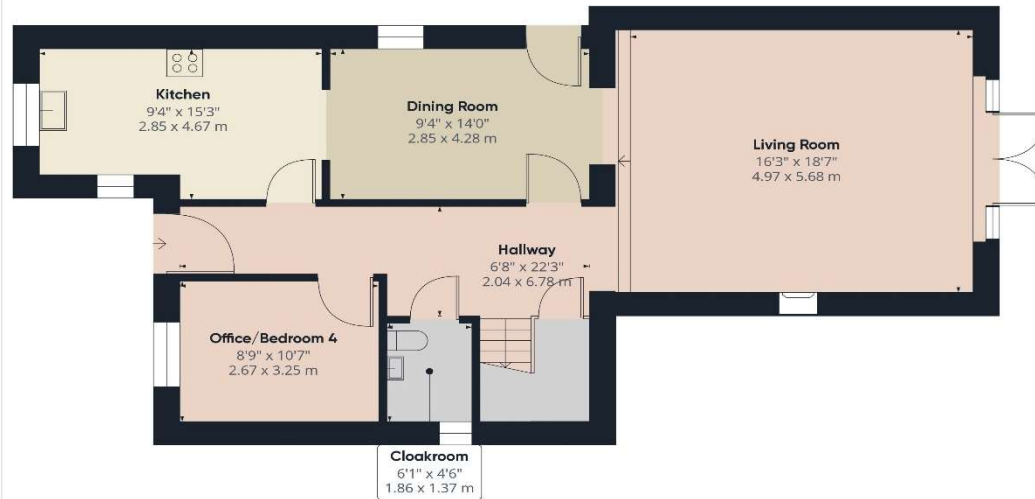


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Floorplan



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

Albion House

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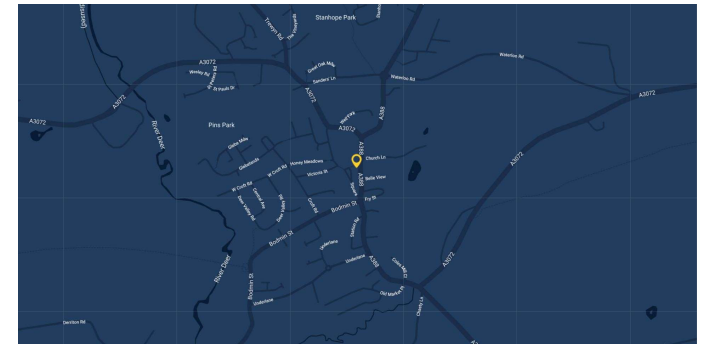
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