

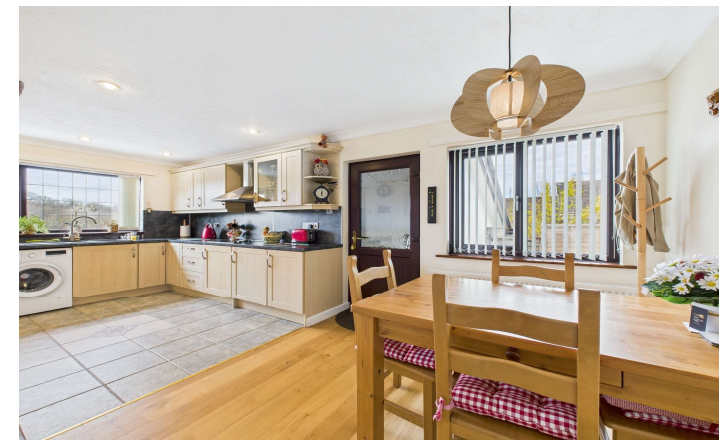
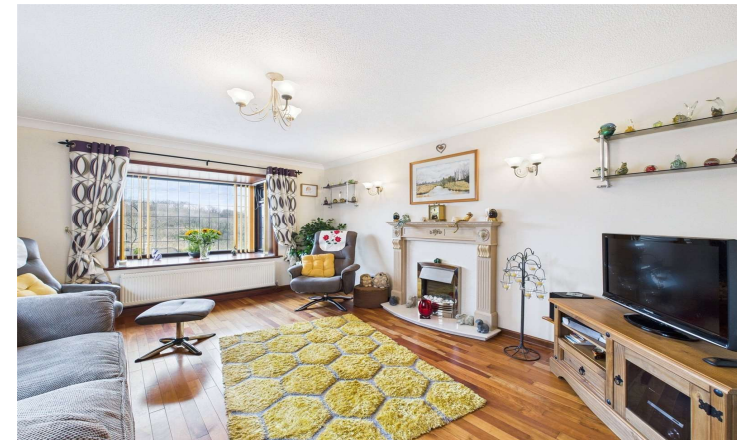


Bond
Oxborough
Phillips

Changing Lifestyles

24 Deer Valley Road
Holsworthy
Torridge
EX22 6DA

Asking Price: £300,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

24 Deer Valley Road, Holsworthy, Torridge, EX22 6DA

- DETACHED BUNGALOW
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- 3 BEDROOMS
- WALK IN SHOWER ROOM
- INTEGRAL GARAGE
- OFF ROAD PARKING
- LOW MAINTENANCE GARDEN
- WALKING DISTANCE TO TOWN CENTRE
- LOVELY VIEWS OF THE VIADUCT
- EPC: D



An exciting opportunity to acquire this well presented 3 bedrooms detached bungalow, with integral garage, off road parking and wrap around garden. The residence is situated on the edge of the sought after town of Holsworthy, being within walking distance to a range of amenities and enjoys stunning views of Holsworthy's historic Viaduct. EPC D.



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

24 Deer Valley Road, Holsworthy, Torridge, EX22 6DA

Changing Lifestyles

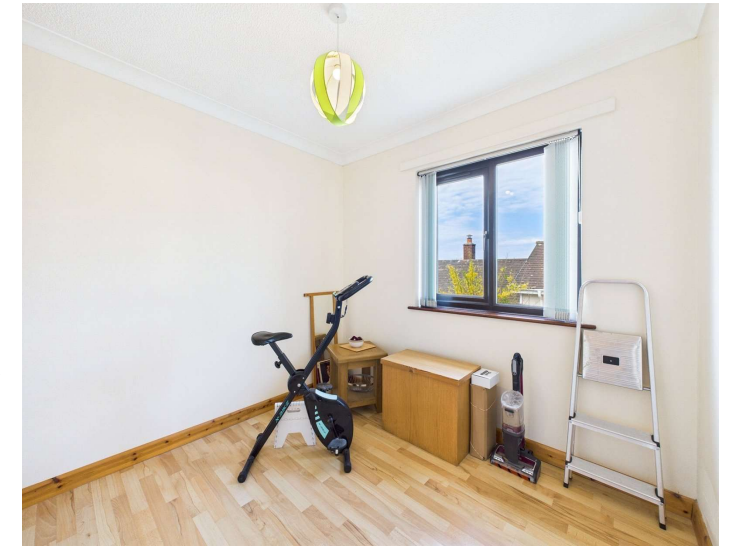


Directions

From the centre of Holsworthy proceed along Fore Street, turning right into Bodmin Street, and then turning right again into Croft Road. Continue along Croft Road, turning left into Westcroft Road, then take the third left hand turning into Deer Valley Road whereupon the property will be found a short way along on the left hand side overlooking the viaduct with a Bond Oxborough Phillips 'For Sale' notice 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.



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Internal Description

Entrance Hall - 11'3" x 3'11" (3.43m x 1.2m)

Kitchen/Diner - 19'1" x 9'9" (5.82m x 2.97m)

A fitted kitchen comprising a range of wall and base mounted units with work surfaces over, incorporating a composite sink drainer unit with mixer tap over and 4 ring electric hob with extractor over. Built in eye level grill and oven. Space and plumbing for washing machine. Ample room for dining table and chairs. Windows to side and front elevation, enjoying views of the historic Viaduct. Internal door leading to the garage.

Living Room - 14'9" x 11'4" (4.5m x 3.45m)

Light and airy reception room with windows to front and side elevations, enjoying views of the Viaduct. Feature fireplace. Ample room for sitting room suite.

Shower Room - 8'1" x 5'5" (2.46m x 1.65m)

A fitted suite comprising a large walk in shower cubicle with mains fed shower over, low flush WC, vanity unit with inset wash hand basin and heated towel rail. Frosted window to side elevation. Internal door to bedroom 1.

Bedroom 1 - 11'4" x 10'4" (3.45m x 3.15m)

Double bedroom with built in wardrobes. Window to side elevation.

Bedroom 2 - 10'3" x 9'9" (3.12m x 2.97m)

Double bedroom with window to side elevation.

Bedroom 3 - 8'5" x 7'10" (2.57m x 2.4m)

Built in wardrobe and window to side elevation.

Garage - 17'8" x 9'9" (5.38m x 2.97m)

Electric up and over door to front elevation. Window to side elevation. Door to rear elevation, providing access to the rear garden. Power and light connected.

Outside - The property is approached via its own driveway providing off road parking for 1 vehicle. A path give access to the front entrance door and continues around the property to the rear door situated in the garage. The low maintenance and landscaped gardens are principally laid with stone chippings and decorated with several mature flower beds. To the rear of the property is a private paved patio area providing the ideal spot for alfresco dining and entertaining. The garden is bordered by

close boarded wooden fencing to the sides and rear. To the front there is a low wall, allowing the owner to take full advantage of the stunning surrounding views of the Viaduct.

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

EPC Rating - EPC rating D (59), with the potential to be B (83). Valid until November 2030.

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

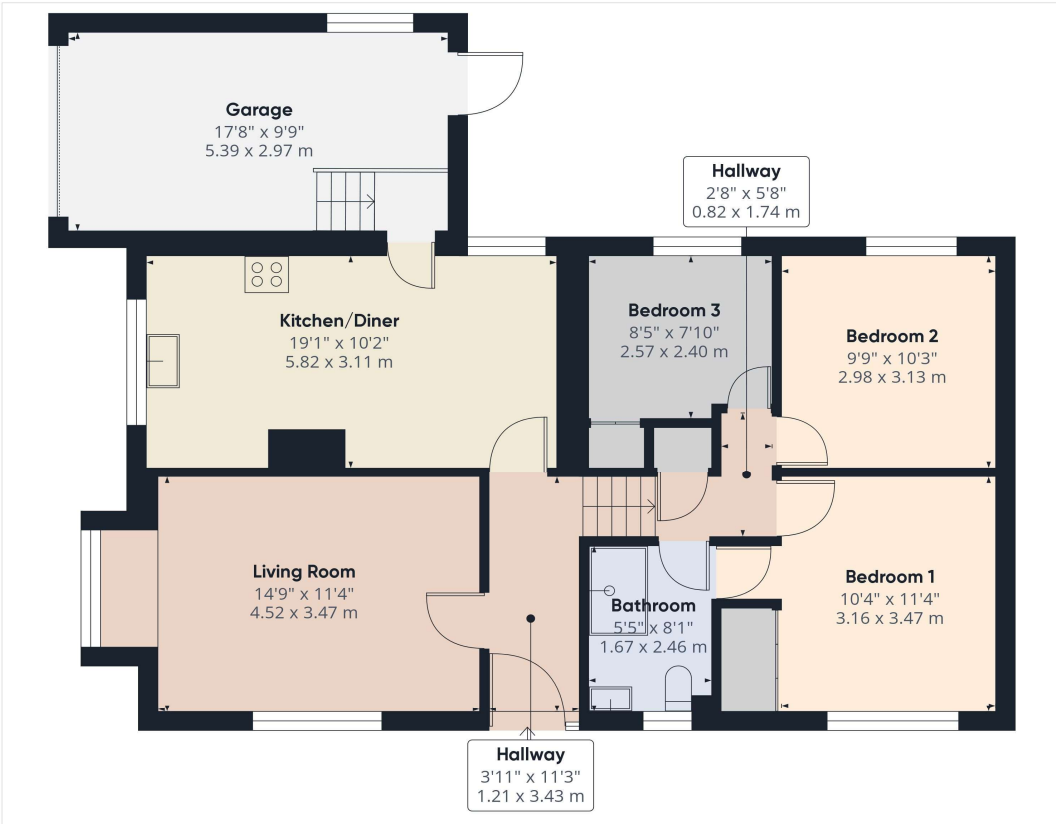
24 Deer Valley Road, Holsworthy, Torridge, EX22 6DA





Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

24 Deer Valley Road, Holsworthy, Torridge, EX22 6DA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(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 

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.

Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

24 Deer Valley Road, Holsworthy, Torridge, EX22 6DA

Changing Lifestyles

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@bopproperty.com

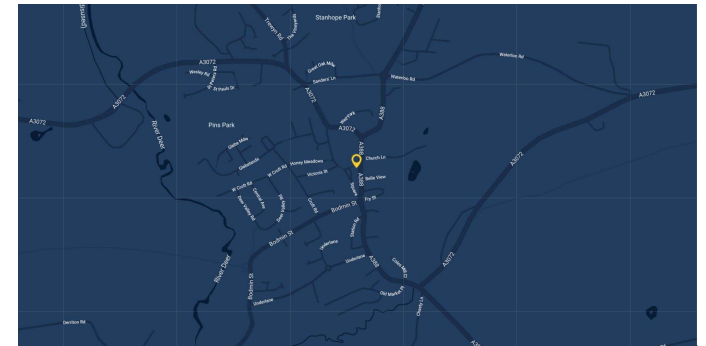
Have a property to sell or let?

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

01409 254 238

for a free conveyancing quote and
mortgage advice.



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com