



Bond
Oxborough
Phillips

Changing Lifestyles

Cross Parks
Ashwater
Beaworthy
Devon
EX21 5EY

Asking Price: £230,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Cross Parks, Ashwater, Beaworthy, Devon, EX21 5EY



- Beautifully presented mid terrace cottage
- 2 double bedrooms
- Sought after village location
- Useful outbuilding
- Extensive gardens with stunning countryside views
- Council Tax Band = B



Ashwater is a small friendly village centred around its traditional picturesque green which is bordered at one end by a popular local Inn, and at the other by the historic parish church. Amenities include a community shop/Post Office, nearby primary school, and a most impressive/well supported modern village hall. The village is surrounded by rolling Devon farmland with the nearby market town of Holsworthy being the main centre for the locality with its first class range of professional services, shops, leisure amenities, schools, and weekly market. Bude on the North Cornish coast is some 16 miles, and Cornwall's Ancient Capital of Launceston, and the A30 is some 9 miles. Roadford Lake Watersports Centre is about 5 miles.



Bond Oxborough Phillips are proud to offer this beautifully presented 2-bedroom terraced cottage. The property boasts a generous sized garden with some fantastic countryside views. Situated just a short walk away from various amenities including a local inn and village shop, this character cottage boasts a most convenient village location. EPC Rating = D and Council Tax Band = B.



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Living Room - 15'4" x 13' (4.67m x 3.96m)

Open planned living room with large bay window and seating space to the front elevation in addition to a log burner.

Dining Room - 12'5" x 9'6" (3.78m x 2.9m)

Internal door leading into kitchen as well as stairs (and under stair cupboard) leading upto first floor.

Kitchen - 10'2" x 7'1" (3.1m x 2.16m)

Matching base and wall units with window to rear elevation. Integrated fridge and freezer. "BEKO" electric oven with extractor canopy. Space and plumbing for washing machine.

Bathroom - 5'4" x 7'2" (1.63m x 2.18m)

Frosted window to side elevation. Electric shower over bath. Wall mounted hand basin alongside low flush W.C.

First Floor Landing - 4'5" x 3'8" (1.35m x 1.12m)

Access to loft space.

Bedroom 1 - 15'4" x 12'9" (4.67m x 3.89m)

Window to front elevation enjoying a pleasant outlook over the village edge to countryside beyond.

Bedroom 2 - 10'10" x 7'11" (3.3m x 2.41m)

Window to rear elevation. Built in storage cupboard.

Outside - Within a few steps of the cottage and located to the eastern end of the terrace is a former village wheelwright which is currently used as a storage space. In addition to that, beyond the former wheelwrights extends a paved seating area providing the ideal spot for alfresco dining and entertaining. The garden continues with a fantastic wildlife and floral area.

Services - Mains water, electrics and drainages.

Council Tax Band - Council tax band = B

EPC Rating - EPC Rating = D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Have a property to sell or let?

Directions

From Holsworthy proceed on the A386 Launceston road for approximately 3 miles and upon reaching Clawton turn left and after 1.5 miles upon reaching the T junction at Spry's Cross turn right. Follow the signs to Ashwater and upon reaching the village square, turn left and the cottage will be found after about 200 yards on the left hand side.

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.

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.