



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Springborne  
North Road  
Holsworthy  
Devon  
EX22 6HJ

**Asking Price: £325,000**  
**Freehold**



**Changing Lifestyles**

**01409 254 238**  
**holsworthy@boproperty.com**



- DETACHED HOUSE
- MAJOR IMPROVEMENTS BY CURRENT OWNERS
- 4 BEDROOMS (1 ENSUITE SHOWER ROOM)
- 3 RECEPTION ROOMS
- OFF ROAD PARKING FOR 2 VEHICLES
- ENCLOSED GARDEN
- SHORT AND LEVEL WALK TO TOWN CENTRE
- USEFUL OUTBUILDING/WORKSHOP
- AVAILABLE WITH NO ONWARD CHAIN



**Available with no onward chain.**

**Situated within easy, level walking distance of the thriving market town of Holsworthy, this spacious and highly versatile detached family home has been significantly improved by the current owners, offering well-presented and adaptable accommodation ideal for modern family living.**

**The property has undergone extensive recent upgrades including a new roof, new fascia's and guttering, enhanced loft insulation, full redecoration throughout, fresh external painting, and new carpets laid across the home — providing a move-in-ready opportunity for prospective buyers.**



**Internally, the accommodation is both generous and flexible, comprising a modern fitted kitchen, three well-proportioned reception rooms offering versatility for dining, family, or home office use, and four bedrooms, including a principal bedroom with en-suite shower room. A family bathroom, separate utility room, and cloakroom complete the practical layout.**

**Outside, the property benefits from a fully enclosed rear garden which has recently been cleared, creating a blank canvas for landscaping or family enjoyment. There is also a useful outbuilding/workshop, ideal for hobbies or storage, together with two off-road parking spaces.**

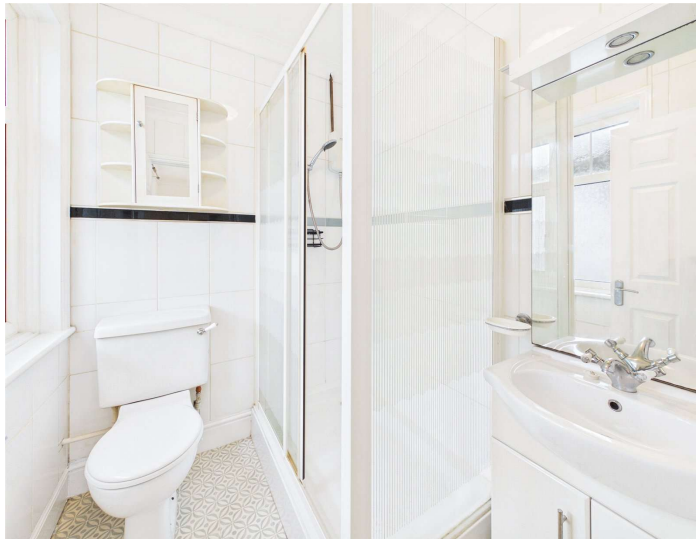


## Directions

From the centre of Holsworthy proceed along North Road towards Bideford, after a short distance Springborne will be found on the left hand side with a Bond Oxborough Phillips "For Sale" sign clearly displayed.

## Situation

The property is situated within a few minutes level walk of Holsworthy town centre and enjoys a prominent setting along this residential road. Holsworthy itself offers 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.



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# Internal Description

**Entrance Hall** - 12' x 5'5" (3.66m x 1.65m)

**Kitchen** - 17'4" x 14'10" (5.28m x 4.52m)

**Dining Room** - 10'8" x 6'5" (3.25m x 1.96m)

**Living Room** - 12' x 11'11" (3.66m x 3.63m)

**Snug** - 11'10" x 11'1" (3.6m x 3.38m)

**Utility Room** - 10'4" x 4'2" (3.15m x 1.27m)

**Cloakroom** - 5'2" x 2'8" (1.57m x 0.81m)

**First Floor Landing**

**Bedroom 1** - 12'1" x 11'11" (3.68m x 3.63m)

**Ensuite Shower Room** - 6'2" x 5'4" (1.88m x 1.63m)

**Bedroom 2** - 11'11" x 11' (3.63m x 3.35m)

**Bedroom 3** - 10'8" x 8'5" (3.25m x 2.57m)

**Bedroom 4** - 10' x 7'2" (3.05m x 2.18m)

**Bathroom** - 10'9" x 6'1" (3.28m x 1.85m)

**EPC Rating** - Current EPC "E" (49) with the potential to be "C" (74).

**Council Tax Band** - Council Tax Band 'D' {please note this council band may be subject to reassessment}.

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

**Agents Note** - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.



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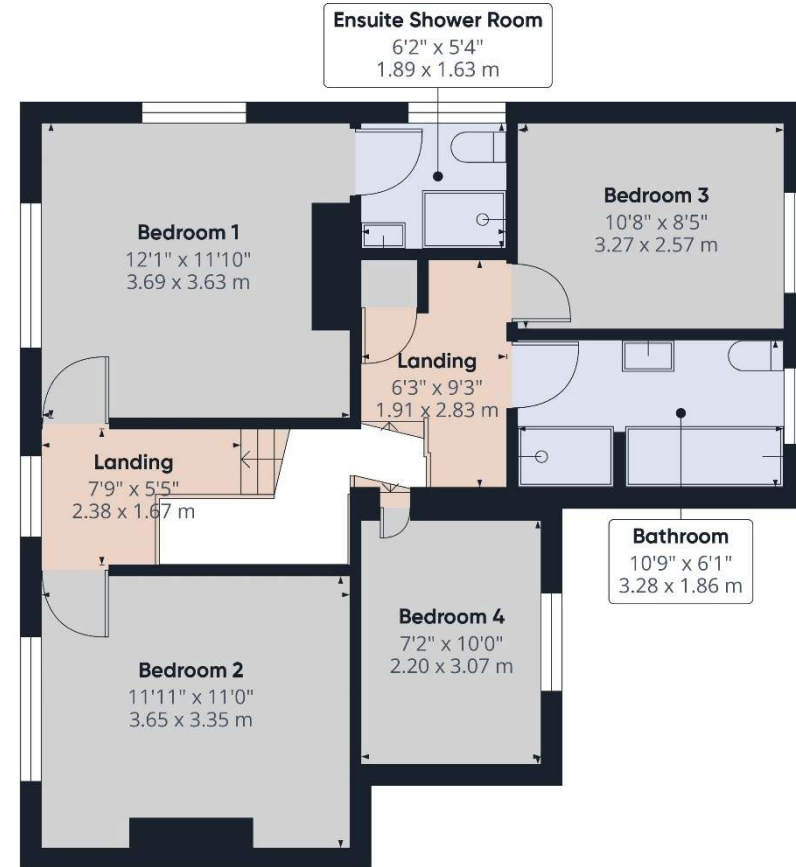
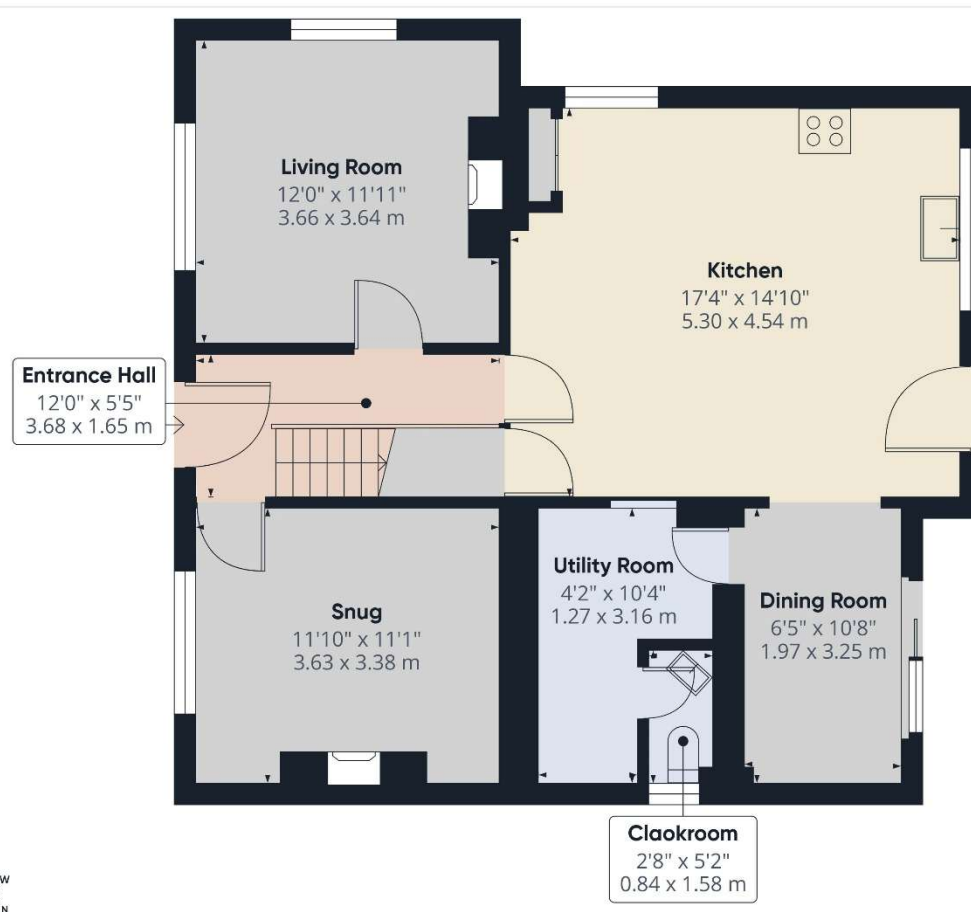
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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from 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.

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# 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](mailto:holsworthy@bopproperty.com)

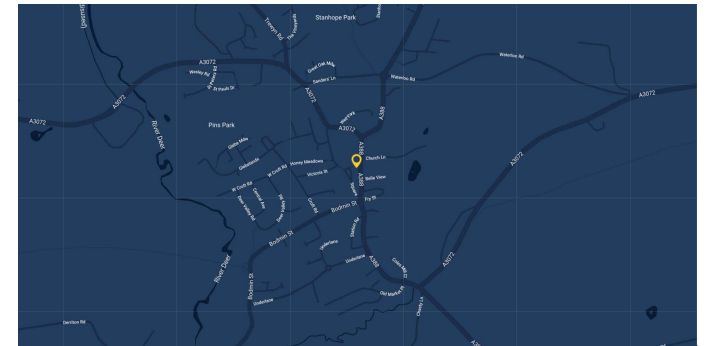
## Have a property to sell or let?

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.



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