



Bond
Oxborough
Phillips
Changing Lifestyles

1 Penrose Terrace
Bodmin Street
Holsworthy
Devon
EX22 6BQ

Asking Price: £189,950
Freehold



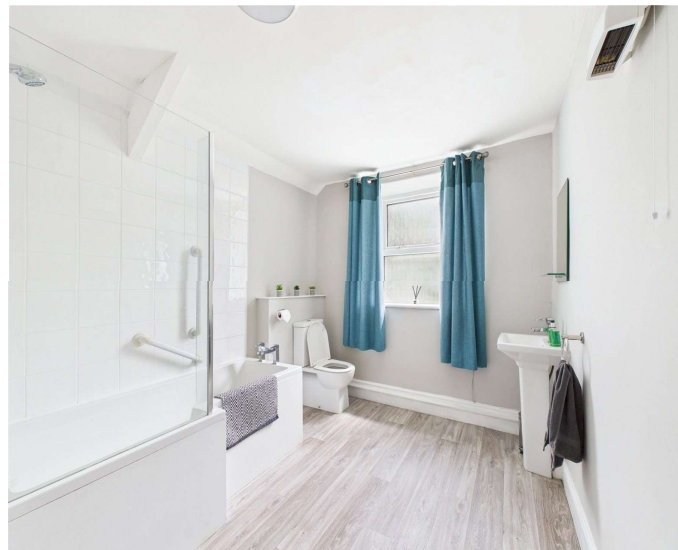
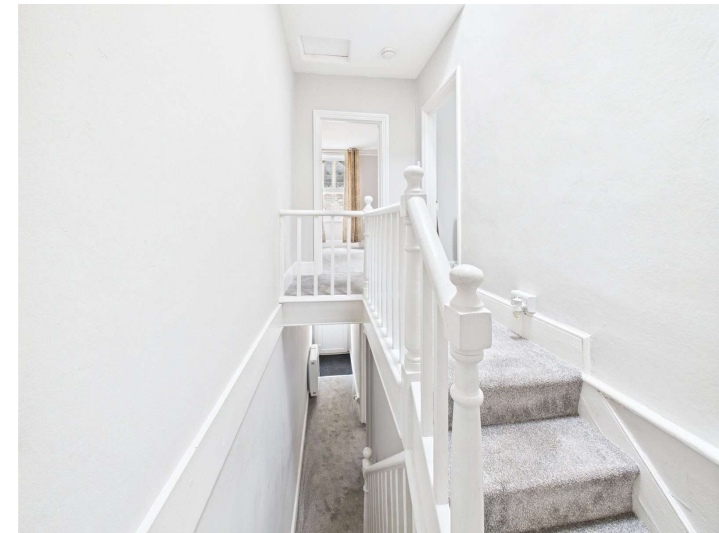
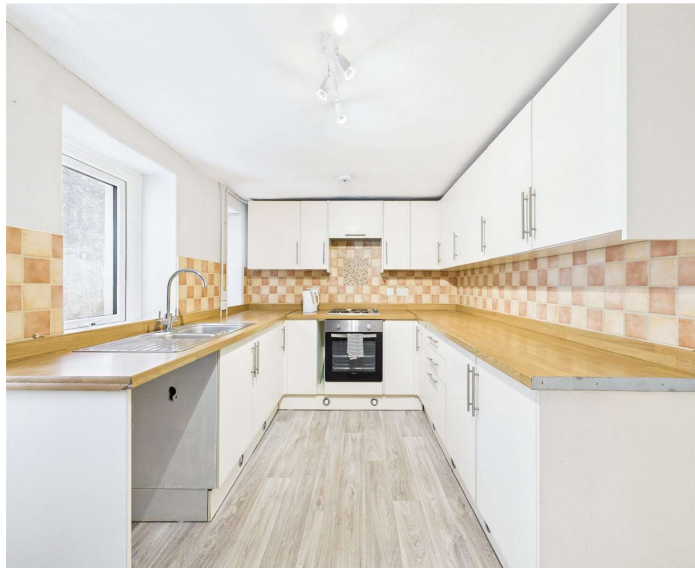
Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

1 Penrose Terrace, Bodmin Street, Holsworthy, Devon, EX22 6BQ



- MID TERRACE HOUSE
- 2 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- ENCLOSED GARDEN
- WALKING DISTANCE TO TOWN CENTRE
- GREAT LINKS TO LAUNCESTON/A30 AND THE NORTH CORNISH COASTLINE
- EPC: E
- COUNCIL TAX BAND B
- AVAILABLE WITH NO ONWARD CHAIN



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Situated in a convenient location within the popular market town of Holsworthy, being within level walking distance to a range of amenities is 1 Penrose Terrace. This charming mid terrace character residence offers well-presented and spacious accommodation throughout, comprising kitchen, separate dining room, living room, 2 double bedrooms and bathroom. The property also benefits from an enclosed rear garden and no onward chain. EPC rating E and Council tax band B.

Directions

From our office in Holsworthy proceed south along Fore Street, just after leaving town centre take the right hand turning into Bodmin Street, where 1 Penrose Terrace will be found after a short distance on the left-hand side with its

Situation

The bustling market town of Holsworthy has a 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.

Entrance Hall - 14'7" x 3'1" (4.45m x 0.94m)

Gives access to the living room and dining room. Stairs leading to first floor landing.

Kitchen - 12'1" x 8'5" (3.68m x 2.57m)

A fitted kitchen comprising a range of wall and base mounted units with work surfaces over, incorporating a stainless steel 1 1/2 sink drainer unit with mixer tap and 4 ring electric hob and extractor over. Built in electric oven. Space and plumbing for washing machine. Access to useful larder cupboard. Windows and doors to side elevation.

Dining Room - 11'9" x 10' (3.58m x 3.05m)

Window to rear elevation, overlooking the garden. Ample room for dining table and chairs.

Living Room - 11'10" x 11' (3.6m x 3.35m)

Feature fireplace with wood burning stove with slate hearth. Ample room for sitting room suite. Window to front elevation.

First Floor Landing - 7'9" x 4'11" (2.36m x 1.5m)

Provides access to the 2 double bedrooms and bathroom.

Bedroom 1 - 15'7" x 11'5" (4.75m x 3.48m)

Spacious double bedroom with feature fireplace. Windows to front elevation.

Bedroom 2 - 11'7" x 10' (3.53m x 3.05m)

Double bedroom with feature fireplace. Window to rear elevation, overlooking the garden.

Bathroom - 12'3" x 8'5" (3.73m x 2.57m)

Fitted with a matching white 3 piece suite comprising a "P" shaped bath with electric shower over, low flush WC and pedestal wash hand basin. Airing cupboard housing hot water cylinder. Frosted window to rear elevation.

Outside - The property is principally laid to lawn, with shrub surround. The garden is bordered by a stone wall and close boarded wooden fencing, providing a high degree of privacy. Within the rear garden, there is a useful storage shed with light and power connected. Adjoining the rear of the

property is a concrete patio area, providing the ideal spot for alfresco dining and entertaining.

Services - Mains water, electricity and drainage.

EPC Rating - EPC Rating E (44) with the potential to be B (88). Valid until March 2028.

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

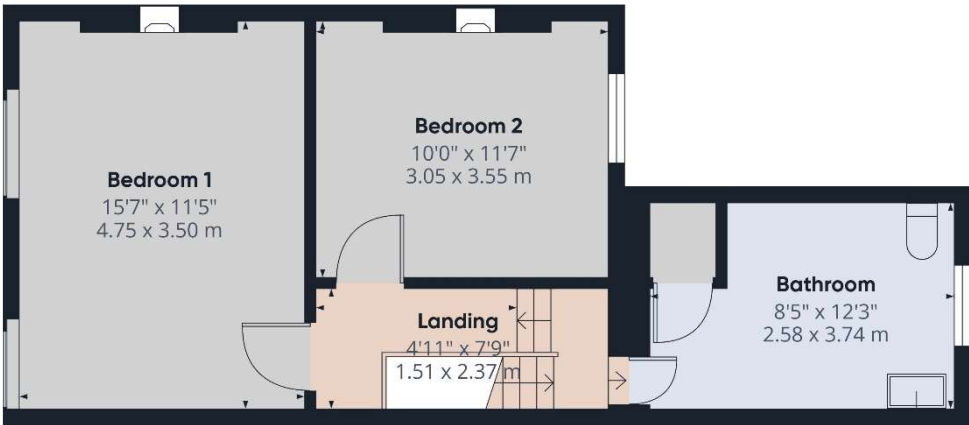
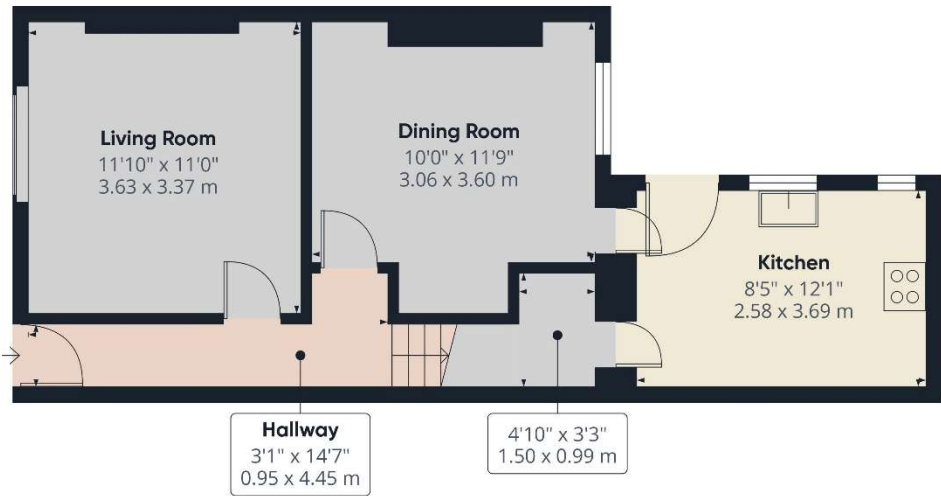


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Floorplan and EPC



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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		