



Bond
Oxborough
Phillips

Changing Lifestyles

The Appletree
Clawton
Holsworthy
Devon
EX22 6QJ

Asking Price: £143,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

The Appletree, Clawton, Holsworthy, Devon, EX22 6QJ



- SEMI DETACHED HOUSE
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- 2 DOUBLE BEDROOMS
- OFF ROAD PARKING
- ENCLOSED AND PRIVATE REAR GARDEN
- SOUGHT AFTER VILLAGE LOCATION
- GREAT LINKS TO HOLSWORTHY/LAUNCESTON
- NO ONWARD CHAIN
- 65% SHARE
- LOCAL OCCUPANCY RESTRICTION



A rare opportunity to acquire a 65% share of this spacious, 2 bedroom, semi detached local occupancy residence. The property is situated within the sought after village of Clawton, with great links to Holsworthy and Launceston/A30. The residence benefits from double glazing throughout, air source heat pump, off road parking and enclosed rear garden. Available with no onward chain. EPC TBC and council tax band B.



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Directions

From Holsworthy proceed on the A388 Launceston road for about 3 miles, and upon reaching Clawton proceed through the village where the property will be found on the left hand side with a Bond Oxborough Phillips for "sale board" clearly displayed.

Situation

The friendly village of Clawton has a local primary school Ofsted rated as Outstanding. A short drive away will be found the bustling market town of Holsworthy with its 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 12 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 12 miles distant. Holsworthy is in the heart of Ruby Country, named after the famous local Red Ruby cattle.

Kitchen/Diner - 13'8" x 13'4" (4.17m x 4.06m)

A fitted kitchen comprising a range of wall and base mounted units with work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap and 4 ring electric hob with extractor over. Built in electric oven. Space for free standing fridge/freezer and plumbing for washing machine. Windows to front and side elevations.

Cloakroom - 5'9" x 3'11" (1.75m x 1.2m)

Fitted with a pedestal wash hand basin and low flush WC.

Living/Dining Room - 14'1" x 13'4" (4.3m x 4.06m)

Spacious, light and airy reception room with window to side elevation and French patio doors to rear, leading to the enclosed garden. Ample room for dining table and chairs and sitting room suite. Stairs leading to first floor landing.

First Floor Landing - 7' x 5'9" (2.13m x 1.75m)

Gives access to the 2 double bedrooms and shower room. Window to rear elevation.

Bedroom 1 - 14'7" x 9'9" (4.45m x 2.97m)

Double bedroom with windows to rear and side elevations.

Bedroom 2 - 12'11" x 7'7" (3.94m x 2.3m)

Double bedroom with window to side elevation.

Shower Room - 13'2" x 5'3" (4.01m x 1.6m)

A matching white suite comprising shower cubicle, low flush WC and pedestal wash hand basin. Frosted window to front elevation.

Outside - The property is approached via a shared drive, providing off road parking for 2 vehicles and giving access to the front entrance door. A side gate leads to the rear garden that is principally laid to lawn. An area to the rear of the garden is laid with stone chippings and gives access to the summer house. The garden is bordered by a Devon bank with mature hedging over and close boarded wooden fencing. Within the garden there is a productive apple tree.

Services - Mains water and electricity. Shared private drainage. Air source heat pump.

EPC Rating - EPC rating TBC.

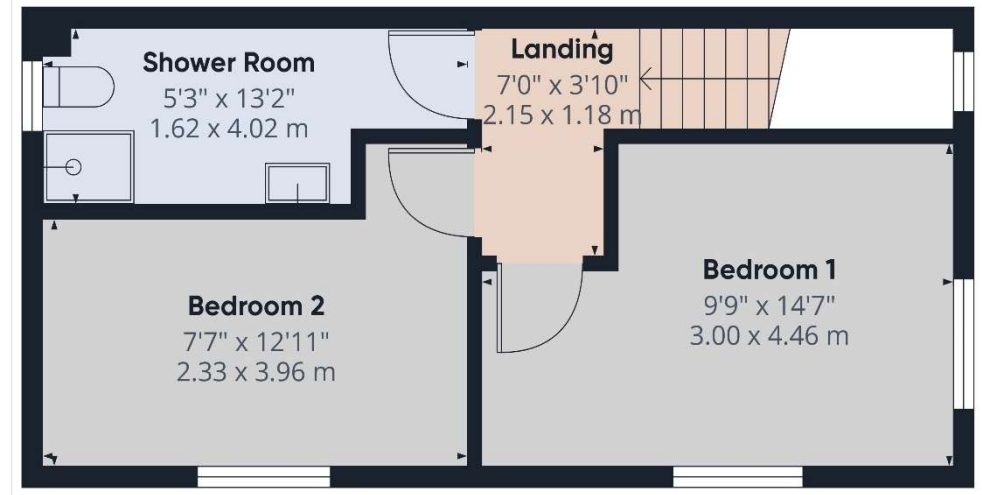
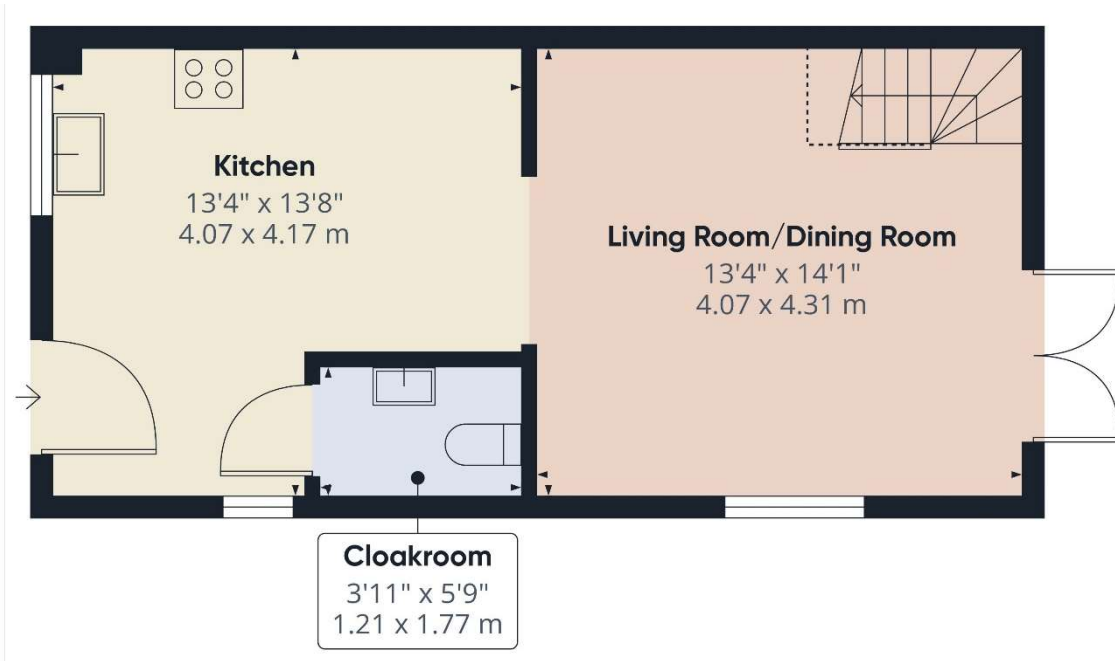
Council Tax Banding - Band 'B' (please note this council band may be subject to reassessment).

Local Connection - Criteria for the local connection:

- a) A minimum continuous residence by a prospective owner or occupier of 5 years in the Parish.
- b) Residence by a prospective owner or occupier in the Parish for 5 years in total within the 10 years.
- c) Where one or both parents, carers or guardians of a prospective owner or occupier have resided in the parish for 10 years.
- d) Where a prospective owner or occupier has had a continuous employment in the Parish for the past 5 years.
- e) a key worker under a scheme approved by the council.

The Appletree, Clawton, Holsworthy, Devon, EX22 6QJ

Floorplans



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.

Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com