



Bond
Oxborough
Phillips

Changing Lifestyles

23 Kingdon Way
Holsworthy
Devon
EX22 6FN

Asking Price: £215,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

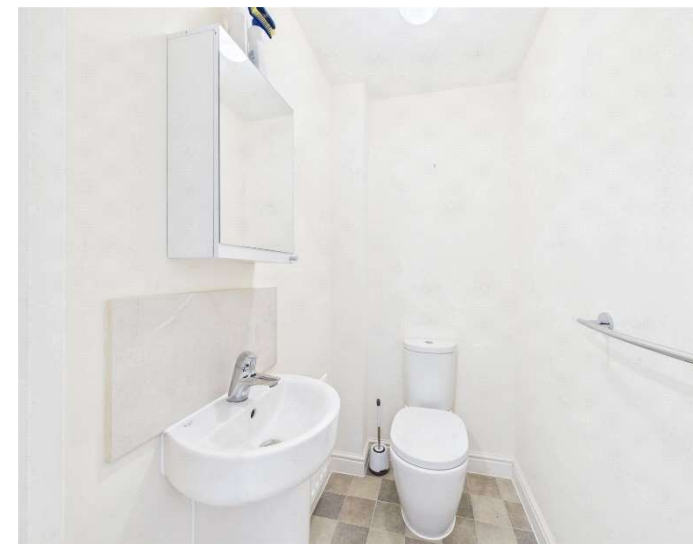
23 Kingdon Way, Holsworthy, Devon, EX22 6FN



- MID TERRACE HOUSE
- WELL PRESENTED THROUGHOUT
- 2 DOUBLE BEDROOMS
- 1 OFF ROAD PARKING SPACES
- LOW MAINTENANCE REAR GARDEN
- NO ONWARD CHAIN
- IDEAL FIRST TIME BUYER PROPERTY
- WALKING DISTANCE TO TOWN CENTRE
- GREAT LINKS TO BUDE AND LAUNCESTON/A30

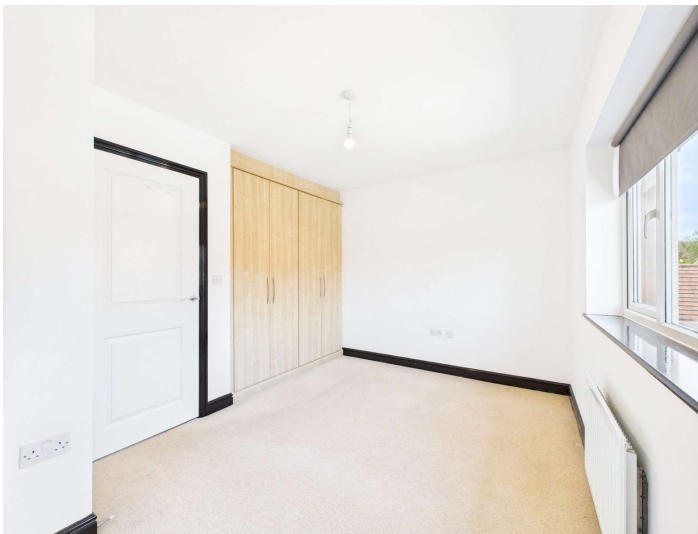


Situated in a prime location on the very edge of Holsworthy's most sought after Redrow residential development, being within walking distance to the town centre and its range of amenities. is 23 Kingdon Way. This well presented, mid terrace house offers accommodation comprising kitchen, living/dining room, laundry room and cloakroom on the ground floor and 2 double bedrooms and main bathroom on the 1st floor. The property benefits from 1 off road parking space and enclosed low maintenance rear garden. EPC TBC. Available with no onward chain.



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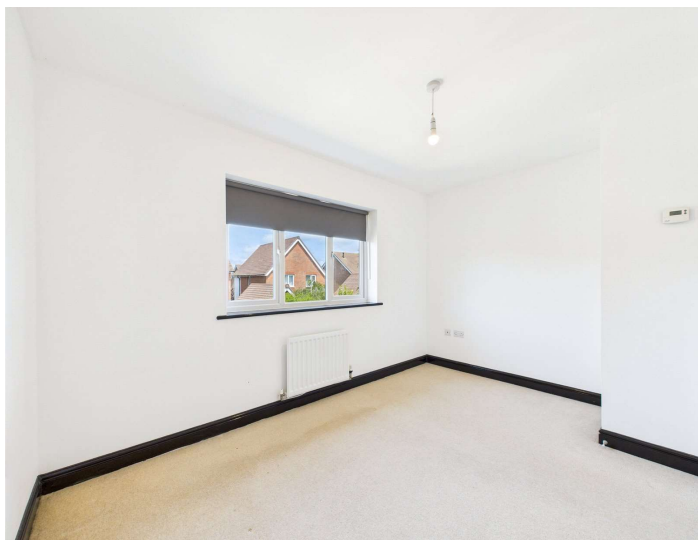


Directions

From the centre of Holsworthy, proceed on the A3072 Bude Road, and on the edge of town opposite the 'BP' garage, turn right signed Bradworthy/Chilsworthy. Follow this road and at the mini roundabout at the top of the hill, turn right into Cliffton Heights. Proceed into the development, turn right at the first set of cross roads to Kingdon Way and following the road around to the left, the property will be found after a short distance on the left hand side with its number plaque 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.



Internal Description

Entrance Hall - Gives access to the kitchen, living/dining room, cloakroom, laundry room and storage cupboard. Stairs leading to first floor landing.

Kitchen - Fitted with a range of wall and base mounted units with work surfaces over, incorporating a 1 1/2 sink drainer unit with mixer tap and 4 ring gas hob with extractor. Built in "Smeg" oven and microwave. Integrated fridge/freezer. Window to front elevation.

Living/Dining Room - Light and airy reception room with sliding doors to rear garden. Ample room for sitting room suite and dining table and chairs.

Laundry Cupboard - Space and plumbing for washing machine and tumble dryer.

Cloakroom - Fitted with a wall hung wash hand basin and low flush WC.

First Floor Landing - Provides access to the 2 double bedrooms, bathroom, useful storage cupboard and loft hatch.

Bedroom 1 - Double bedroom with built in floor to ceiling wardrobes. Window to rear elevation, overlooking the garden.

Bedroom 2 - Double bedroom with window to front elevation. Access to useful storage cupboard.

Bathroom - A matching white suite comprising a panel bath with mains fed shower over, wall hung wash hand basin, low flush WC and heated towel rail.

Outside - The property is approached via its own tarmacked drive providing off road parking for 1 vehicle and giving access to the front entrance door. The low maintenance rear garden is laid with stone chippings and bordered by close boarded wooden fencing. Adjoining the rear of the property is a paved patio area providing the ideal spot for alfresco dining and entertaining.

Services - Mains water, electricity and drainage. Gas central heating.

EPC Rating - EPC TBC.

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

Agents Note - Please note there is an annual service charge of this development. The service charge is for maintenance of communal areas and the gas tank.



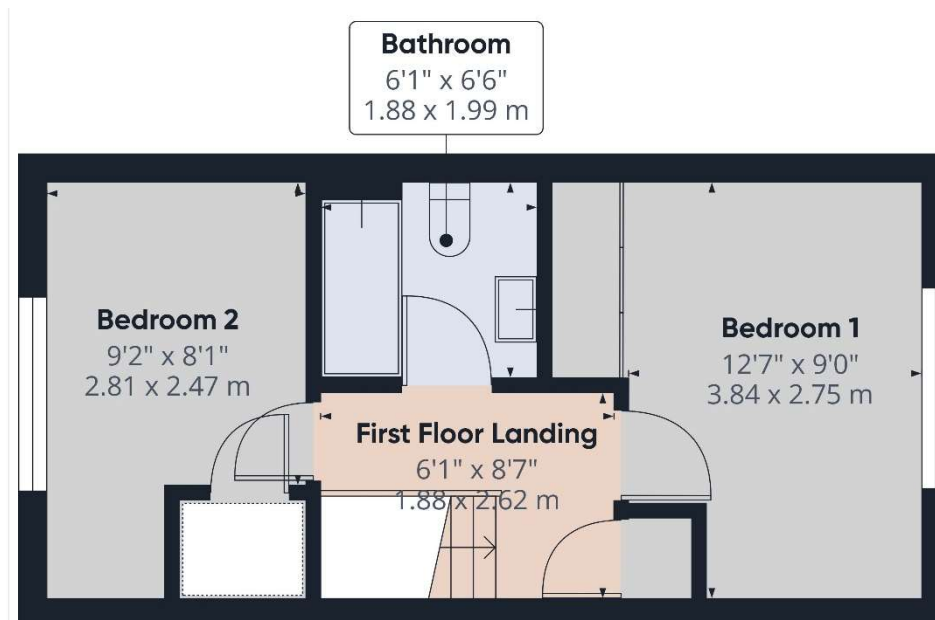
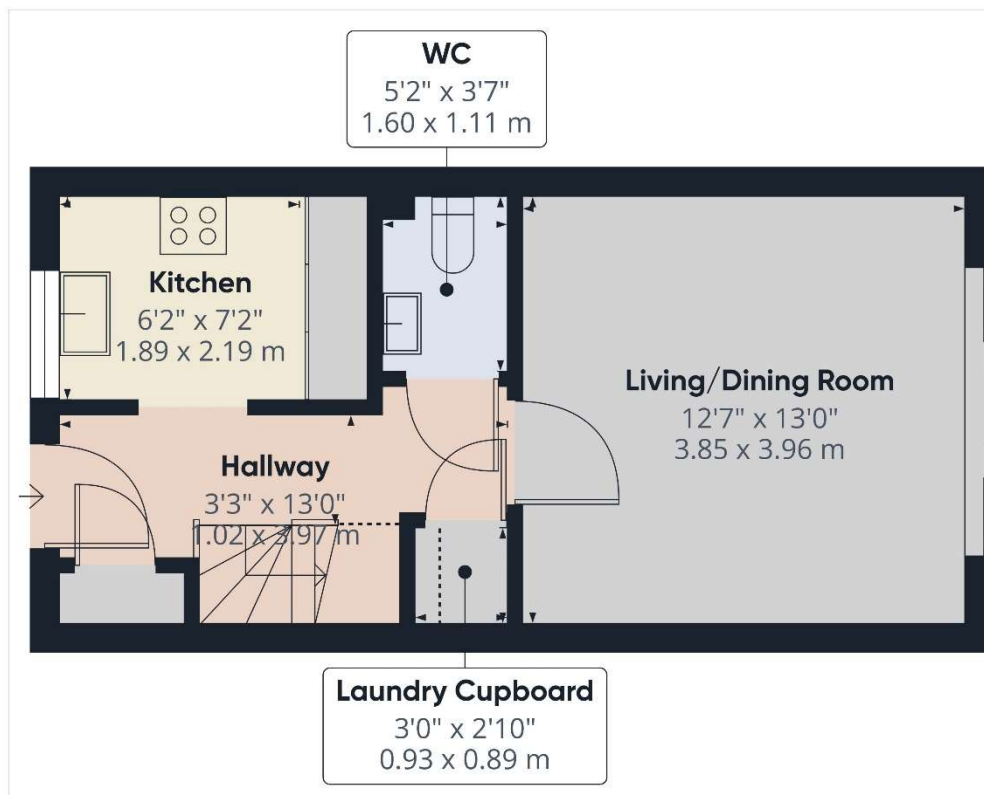
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We are here to help you find and buy your new home...

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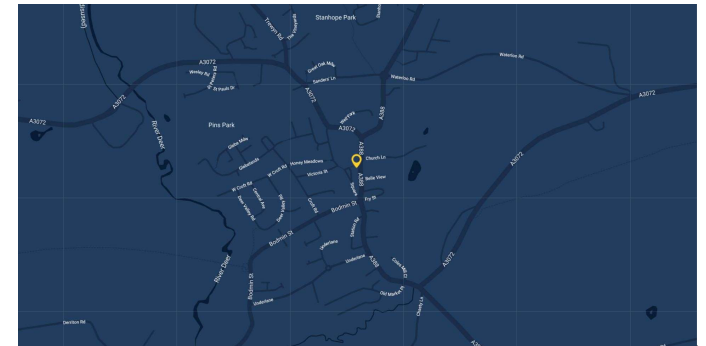
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