



Bond
Oxborough
Phillips

Changing Lifestyles

6 The Gardens
Brandis Corner
Holsworthy
Devon
EX22 7YP

Asking Price: £450,000

Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

6 The Gardens, Brandis Corner, Holsworthy, Devon, EX22 7YP



- DETACHED HOUSE
- 4/5 DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- SINGLE GARAGE
- GENEROUS FRONT AND REAR GARDEN
- SMALL & SELECT CUL-DE-SAC LOCATION
- SOLAR PANNELS
- AVAILABLE WITH NO ONWARD CHAIN



A great opportunity to acquire this spacious and versatile detached 4/5 bedroom (1 ensuite), 3 reception room house. The residence is situated in a small and quiet cul-de-sac and benefits from a generous corner plot that backs onto woodland behind. The property also has the distinct advantage of large off road parking area and single garage. Available with no onward chain. EPC D and Council Tax Band E.



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Directions

From the centre of Holsworthy proceed on the A3072 Hatherleigh for 4 miles and upon reaching Brandis Corner turn left towards Shebbear. After approximately 150 yards take the first left hand turning into The Gardens where No. 6's drive will be found at the end of the cul-de-sac on the left hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.

Situation

Brandis Corner is a small hamlet comprising a cluster of houses/bungalows and the Bickford Arms Inn, located approximately 4 miles east of the historical livestock and market town of Holsworthy, and some 9 miles west of another Devon market town called Hatherleigh. The villages of Bradford and Halwill lie respectively a few miles north and south. The coastal resort of Bude is only 12 miles away to the west, while Okehampton, the gateway to Dartmoor, is just 16 miles to the south-east. Other nearby places of interest are Launceston, and Exeter and Plymouth which are only around 1 hours drive away. Local facilities in Holsworthy include national and local shops, library, indoor swimming pool, sports hall, health centre, small theatre, and golf course etc. Surrounding Brandis Corner there are many acres of forestry land with permits for riding etc available along with the nearby National Trust Dunsland House Estate which provides lovely walks through period parkland.



Internal Description

Entrance Hall - 13'9" x 6'2" (4.2m x 1.88m)

Gives access to the living room, 2nd reception room and kitchen. Stairs leading to the first floor landing, with useful under stairs cupboard.

Kitchen - 11'11" x 11'10" (3.63m x 3.6m)

A fitted kitchen comprising a range of wall and base mounted units with work surfaces over, incorporating a composite 1 1/2 sink drainer unit with mixer tap and 4 ring electric hob with extractor over. Built in eye level electric oven and grill, integral fridge/freezer and dishwasher. Matching island. Window to rear elevation, overlooking the garden. Door to utility room and opening to dining area.

Dining Room - 10'4" x 9' (3.15m x 2.74m)

Ample room for large dining table and chairs. Internal double doors to living room and French patio sliding doors leading to the conservatory.

Living Room - 16'8" x 12'6" (5.08m x 3.8m)

Light and airy reception room with feature open fireplace with decorative surround. Ample room for large sitting room suite. Window to front elevation.

2nd Reception Room/Bedroom 5 - 13'9" x 10" (4.2m x 3.05m)

Window to front elevation.

Conservatory - 12'10" x 9'10" (3.9m x 3m)

Windows to side and rear elevations, enjoying views of the garden. Double French patio doors to side elevation.

Utility Room - 11'11" x 6'8" (3.63m x 2.03m)

Fitted with a range of wall and base mounted units with work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap over. Space and plumbing for washing machine. Window to side elevation and door to rear elevation.

Cloakroom - 5' x 3'3" (1.52m x 1m)

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

First Floor Landing - 18'4" x 6'6" (5.6m x 1.98m)

Gives access to 4 double bedrooms, the family bathroom, airing cupboard and loft hatch.

Bedroom 1 - 12'8" x 12'2" (3.86m x 3.7m)

Generous double bedroom with built in double wardrobe. Window to rear elevation, enjoying views of the garden.

Ensuite Shower Room - 6'6" x 4'3" (1.98m x 1.3m)

A fitted suite comprising shower cubicle, pedestal wash hand basin, low flush WC and heated towel rail. Frosted window to rear elevation.

Bedroom 2 - 12'11" x 12'3" (3.94m x 3.73m)

Spacious double bedroom with window to front elevation.

Bedroom 3 - 9'11" x 9'3" (3.02m x 2.82m)

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

Bedroom 4 - 10' x 9'3" (3.05m x 2.82m)

Double bedroom with window to front elevation.

Bathroom - 10' x 6'9" (3.05m x 2.06m)

A matching suite comprising panel bath with shower over, low flush WC, pedestal wash hand basin and heated towel rail. Window to side elevation.

Outside - The property is approached via its own driveway providing off road parking for several vehicles and gives access to the front entrance door and single garage. The front garden is principally laid to lawn and bordered by mature hedging. A side gate gives access to the generous rear garden, which is principally laid to lawn and decorated with a variety of mature shrubs and trees. Adjoining the rear of the property is a large patio area providing the ideal spot for alfresco dining and entertaining. The rear garden is bordered by mature hedging providing a high degree of privacy.

Garage - Up and over vehicle entrance door to front elevation. Window and pedestrian door to rear elevation.

Services - Mains water and electricity. Private drainage via a shared treatment plant. Solar panels and oil fired central heating.

EPC Rating - EPC rating D.

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

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.



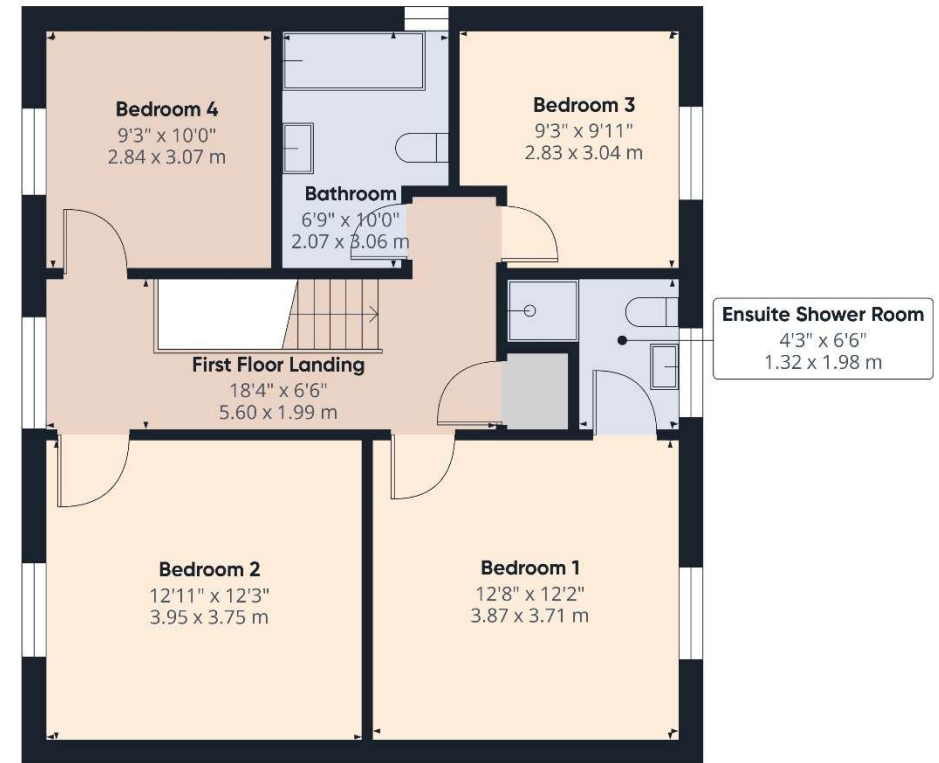
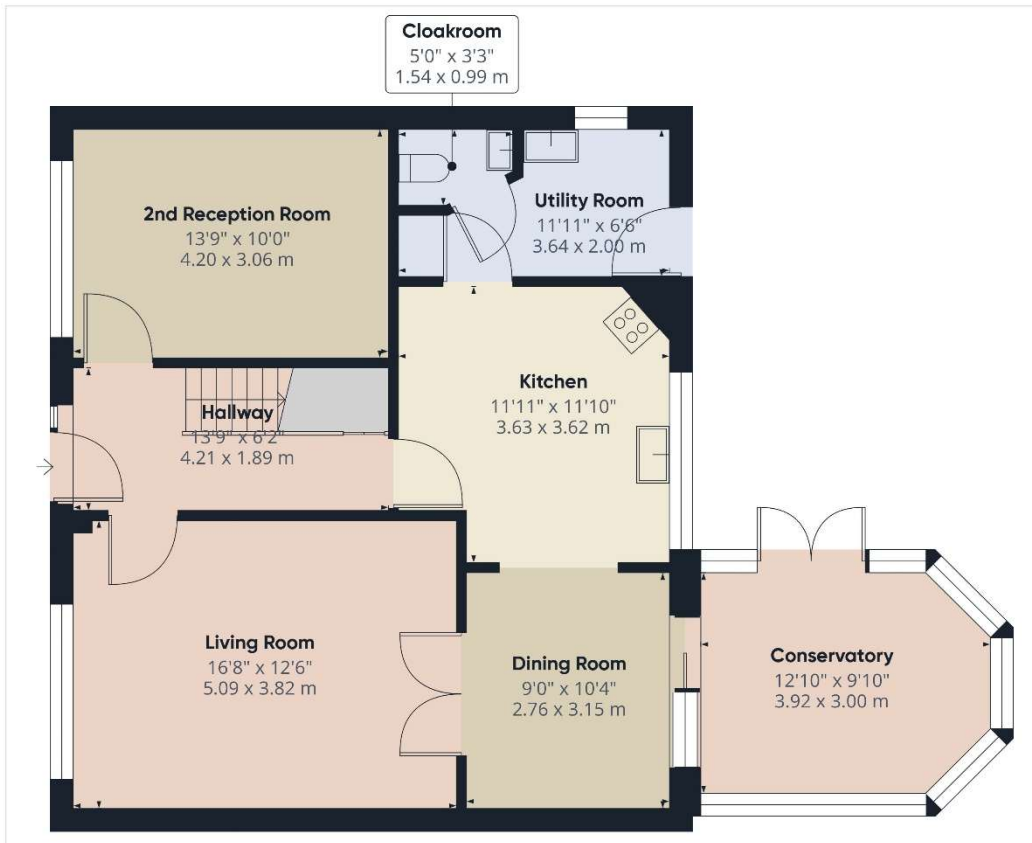
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We are here to help you find and buy your new home...

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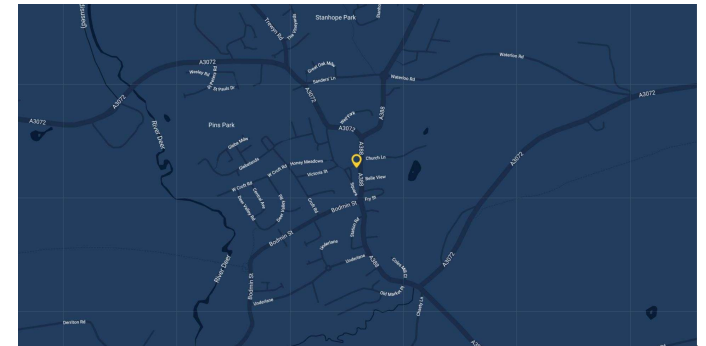
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to provide you with a free valuation of your home.

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