

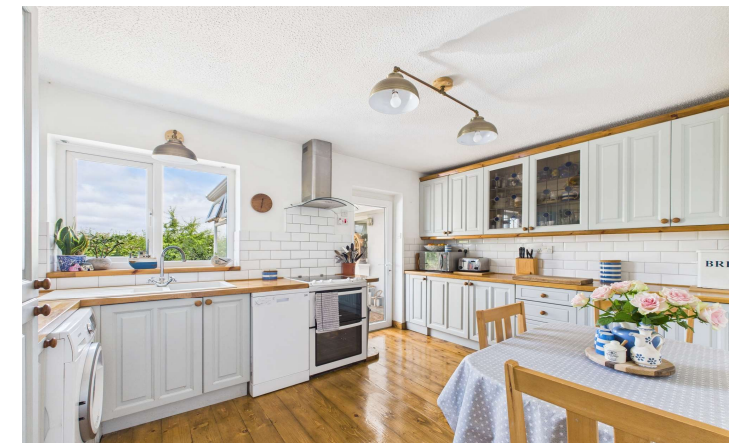


Bond
Oxborough
Phillips

Changing Lifestyles

Tekapo
Derriton Road
Pyworthy
Holsworthy
Devon
EX22 6JZ

Asking Price: £285,000 Freehold



Changing Lifestyles

01409 254238
Holsworthy@bopproperty.com

Tekapo, Derriton Road, Pyworthy, Holsworthy, Devon, EX22 6JZ



- 2 bedroom detached bungalow
- Sought after village location
- Situated between Bude and Holsworthy
- Countryside views
- Solar panels
- Large Garage/ Workshop
- Gardens
- Ample off road parking



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Situated in this highly sought after village a short distance from the popular market town of Holsworthy and its comprehensive range of amenities and beyond to Bude and the stunning North Cornish Coastline is this immaculately presented 2 bedroom detached bungalow with gardens, ample off road parking and a large garage/workshop.

This south facing "non-estate" bungalow offers accommodation briefly comprising: Entrance Hall, Good Sized Lounge, Kitchen/Diner, Pleasant Conservatory, 2 Double Bedrooms, and Bathroom. The exterior elevations are a nice combination of exposed brick work and painted render, all under an interlocking concrete tiled roof. The property benefits from PV panels which were installed in March 2014. This 4kWp system generates an income of around £700 per year, and significantly reduces electricity bills. There is also an "Envirovent" machine in the loft to ensure there are no damp or condensation issues

Entrance Porch

Entrance Hall

Living Room - 13'11" x 9'10" (4.24m x 3m)

A light and airy room with window to front elevation.

Kitchen Breakfast Room - 13'11" x 9'10" (4.24m x 3m)

A superbly presented kitchen comprises an extensive range of base and wall mounted units with solid wood

work surfaces over incorporating a 1 1/2 composite sink drainer unit with mixer taps over. Space for cooker and tall fridge/ freezer. Plumbing and recess for dishwasher and washing machine. Ample space for a dining room table and chairs. Window to rear elevation enjoying distant countryside views.

Conservatory - 8'9" x 8'4" (2.67m x 2.54m)

A fully glazed room with French double doors opening out to the rear, enjoying lovely views over the surrounding countryside. Door to garage.

Bedroom 1 - 11'5" x 9'11" (3.48m x 3.02m)

A master bedroom with window to front elevation.

Bedroom 2 - 9'10" x 9'6" (3m x 2.9m)

A double bedroom with window to side elevation.

Bathroom - A well presented fitted suite comprises an enclosed panelled bath with a power shower over, close coupled WC and wash hand basin. Window to rear elevation.

Outside - A pair of metal gates on brick pillars lead to the tarmac drive which provides useful parking and turning space. Beds with a great collection of shrubs and trees including holly, pine, and greengage. Front lawn. There are paths to either side of the bungalow, which on one side lead to the kitchen garden with 2 espalier fruit trees, whilst on the other side is the located the plastic oil storage tank. The rear garden is also laid to lawn with flower beds. Outside tap.

Garage/ Workshop - An attached oversized garage/ workshop with a up and over vehicle entrance door, twin windows to side. Power and light connected.

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Services - Mains electricity, water and drainage. Oil fired central heating. 4kWp solar PV system.

Agents Notes

The sellers are relations to a member of staff at Bond Oxborough Phillips

Location

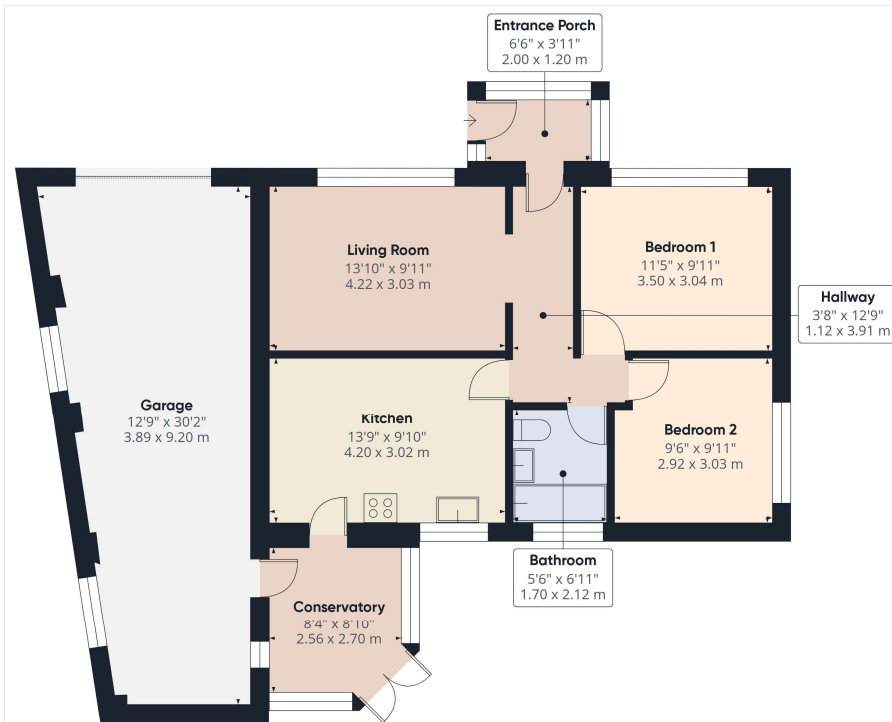
The bungalow enjoys a prime location towards the edge of the village and is within a level walk of the centre with its Primary School, Popular Inn, and Village Hall. The bustling market town of Holsworthy is some 2 miles distant and caters well for its inhabitants with a comprehensive range of local and national shops, including a Waitrose supermarket, together with many amenities including regular bus services, library, park, health centre, indoor heated swimming pool, sports hall, bowling green, golf course, etc. Bude on the North Cornish coastline, famous for its safe, sandy, surfing beaches and wider range of shopping facilities, is some 9 miles distant, whilst for those wishing to travel further afield, Okehampton, the 'gateway to Dartmoor' is some 20 miles distant and offers a direct dual carriageway connection to the Cathedral City of Exeter with its inter-city rail and motorway links being some 40 miles distant.

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Directions

From Holsworthy proceed along Bodmin Street signed Pyworthy/North Tamerton, and after 0.75 miles at the bottom of the hill on the outskirts of Holsworthy proceed over a small bridge and turn right signed Derriton. Follow this road for about 1.25 miles into Pyworthy and proceeding through the village for about 300 yards, Tekapo will be found on your right hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

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If you are considering selling or letting your home, please contact us today on 01288 355 066 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.

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