



Bond
Oxborough
Phillips

Changing Lifestyles

6 Penrose Terrace
Bodmin Street
Holsworthy
Devon
EX22 6BQ

Asking Price: £200,000 Freehold



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01409 254 238
holsworthy@bopproperty.com

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



- - MID TERRACE HOUSE
 - - 3 BEDROOMS
- - 2 SPACIOUS RECEPTION ROOMS
- - WALKING DISTANCE TO VARIOUS NEARBY AMENITIES
- - MOST CONVENIENT TOWN LOCATION
- - GREAT LINKS TO THE NORTH CORNISH COASTLINE AND THE A30 (LAUNCESTON)
 - - COUNCIL TAX BAND B



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.



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Situated in a most convenient town location, this mid-terraced residence is walking distance to a range of local amenities within the popular old market town Holsworthy. The property offers characterful accommodation across the ground floor comprising of a kitchen, separate dining room, living room and utility in addition to spacious accommodation upstairs which offers 3 bedrooms and a bathroom. Furthermore, the property also boasts a lovely rear garden and is a council tax band 'B'.

Entrance Hallway - 3'1" x 14'2" (0.94m x 4.32m)

Gives access to the dining room and stairs leading to the first floor.

Living Room - 11'4" x 10'10" (3.45m x 3.3m)

Spacious living room with feature fireplace. Wood burning stove situated on slate hearth. Window to front elevation.

Dining Room - 11'6" x 12' (3.5m x 3.66m)

Ample room for dining table and chairs. Under stairs storage cupboard. Window to rear elevation.

Kitchen - 8'6" x 9' (2.6m x 2.74m)

A fitted kitchen comprising of a range of base and wall mounted units with work surfaces over. Single sink / drainer unit with pillar taps. Built in electric oven with 4 ring hob and extractor fan over. Window and door to side elevation.

Utility Room - 8'6" x 2'11" (2.6m x 0.9m)

Space and plumbing for washing machine as well as additional space for free standing fridge / freezer.

First Floor Landing - 4'10" x 7'8" (1.47m x 2.34m)

Provides access to 3 bedrooms and an upstairs bathroom.

Bedroom 1 - 14'9" x 11'5" (4.5m x 3.48m)

Spacious double bedroom with built-in storage cupboard. Dual aspect windows to front elevation.

Bedroom 2 - 9'6" x 11'7" (2.9m x 3.53m)

Double bedroom with window to rear elevation which overlooks the garden.

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Bathroom - 5'5" x 5'8" (1.65m x 1.73m)

Fitted with an electric shower over bath, wall mounted heated towel rail, pedestal wash hand basin and low flush W.C. Frosted window to the side elevation

Bedroom 3 - 8'6" x 6'6" (2.6m x 1.98m)

Window to rear elevation which overlooks the garden.

Outside - The property is principally laid to lawn and is boarded by a rear stone wall and wooden fencing either side. Within the rear garden is a useful storage shed. The oil tank is also found in the rear garden.

Services - Mains water, electricity and drainage. Oil fired central heating.

EPC Rating - EPC rating is TBC.

Council Tax Band - Council tax band is B (please note this council band may be subject to

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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.



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 6 Penrose Terrace will be found after a short distance on the left-hand side with its number clearly displayed.

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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