



Bond
Oxborough
Phillips

Changing Lifestyles

Shrublands
5 Park Close
Holsworthy
Devon
EX22 6HR

Asking Price: £320,000 Freehold



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01409 254 238
holsworthy@bopproperty.com

Shrublands, 5 Park Close, Holsworthy, Devon, EX22 6HR



- 3 BEDROOMS
- DETACHED BUNGALOW
- GENEROUS SIZE GARDENS
- AMPLE OFF ROAD PARKING
- GARAGE AND WORKSHOP
- SOUGHT AFTER CUL DE SAC LOCATION
- REQUIRING MODERNISATION THROUGHOUT
- UPVC DOUBLE GLAZED WINDOWS
- NO ONWARD CHAIN
- EPC: E
- Council Tax Band: D



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Overview

Occupying a generous plot of approximately 0.2 acres, this three-bedroom detached bungalow is ideally positioned within one of the most desirable residential cul-de-sacs in this well-regarded market town. The property is set within landscaped gardens and features a brick-paved driveway offering ample off-road parking, along with a garage that includes an attached workshop and store.

The bungalow offers deceptively spacious and well-proportioned accommodation throughout, including an 'L'-shaped living and dining room, and a separate kitchen with direct access to the rear garden. All three bedrooms are generous doubles, complemented by a family bathroom and a separate WC.

To the side of the property, a sunroom provides access to the large workshop, utility room, additional storage area, and garage. While the residence would benefit from modernisation throughout, it presents an excellent opportunity to create a bespoke home in a prime location with development potential considered, subject to gaining the necessary consents. The property is offered to the market with no onward chain.



Location

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, and its excellent website www.rubycountry.com is well worth a visit.

Sunroom/ entrance porch

Living Room - 13'6" x 11'9" (4.11m x 3.58m)

Kitchen - 10'9" x 9'2" (3.28m x 2.8m)

Dining Room - 8' x 7'10" (2.44m x 2.4m)

Bedroom 1 - 13'3" x 10'10" (4.04m x 3.3m)

Bedroom 2 - 10'10" x 8'4" (3.3m x 2.54m)

Bedroom 3 - 9' x 9' (2.74m x 2.74m)

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

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WC - 5'5" x 2'7" (1.65m x 0.79m)

Workshop - 18'2" x 7'11" (5.54m x 2.41m)

Utility Room - 8'11" x 7'11" (2.72m x 2.41m)

Store - 8'2" x 7'11" (2.5m x 2.41m)

Garage - 18'5" x 9'1" (5.61m x 2.77m)

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

Directions

From the centre of Holsworthy proceed on the A388 towards Bideford and on reaching the edge of Holsworthy, turn left signed "Hospital". Follow this road, taking the second right hand turning into Park Close, the property will be found a short way along on the right hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.



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Floorplan



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.

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