



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

8 Oak Court  
Holsworthy  
Devon  
EX22 6JA

**Asking Price: £240,000 Freehold**



Changing Lifestyles

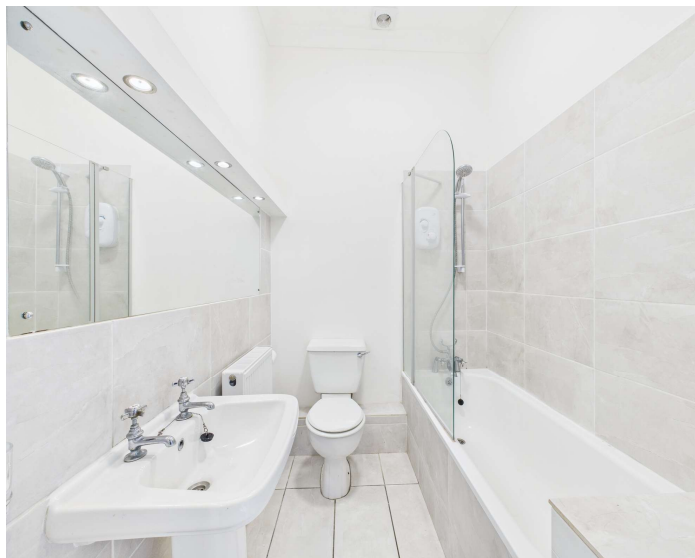
01409 254 238  
[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)



## 8 Oak Court, Holsworthy, Devon, EX22 6JA



- 3 BEDROOM PERIOD PROPERTY
- NEW SOLAR PV SYSTEM
- NEW CENTRAL HEATING WITH AIR SOURCE HEAT PUMP
- NEWLY INSTALLED MODERN KITCHEN
- SUPERBLY PRESENTED THROUGHOUT
- WALKING DISTANCE TO THE TOWN CENTRE
- PRIVATE FRONT AND REAR GARDENS
- A SHORT WALK TO PRIMARY AND SECONDARY SCHOOLS
- SPACIOUS ACCOMMODATION
- EPC: B
- Council Tax Band: B



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## Overview

A well-presented three-bedroom terraced home, ideally located within a short walk to the centre of the popular market town of Holsworthy. Offering a modern kitchen/dining room, spacious lounge, family bathroom, downstairs WC, private rear garden, and off-street parking, this property presents an excellent opportunity for families. There is also potential to extend, subject to the necessary planning permissions (STPP).

The front of the property features a contemporary kitchen/dining area, fitted with ample storage, integrated appliances including an electric hob, fan oven, fridge-freezer, dishwasher, and washing machine. The space comfortably accommodates a dining table and benefits from double doors opening onto the front garden, providing a bright and welcoming atmosphere.

To the rear, a generously sized living room boasts a feature fireplace and offers a relaxing space for family living. A convenient downstairs WC completes the ground floor.

Upstairs, the property offers three bedrooms, including a spacious principal bedroom to the rear with built-in wardrobes. The modern family bathroom includes a shower over the bath, WC, hand basin, and heated towel rail.

Externally, the home enjoys a front garden, a small parcel of land to the rear, and off-street parking.

Additional features include a newly installed air source heat pump and central heating system, along with a brand new solar photovoltaic (PV) system, enhancing the property's energy efficiency.

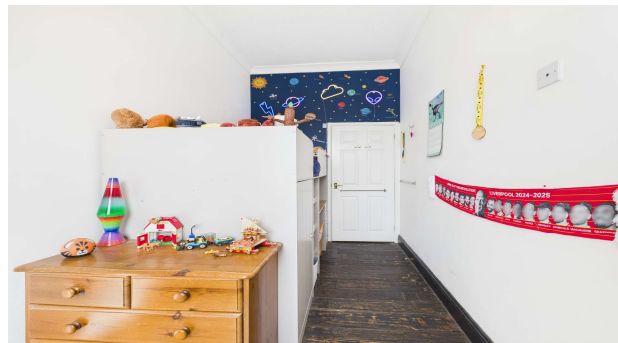
## Location

The bustling market town of Holsworthy with its weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket located nearby. 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.

**Services** - Mains electricity, water and drainage. The property has newly installed Solar PV panels, that complement an air source heat pump with new radiators throughout.

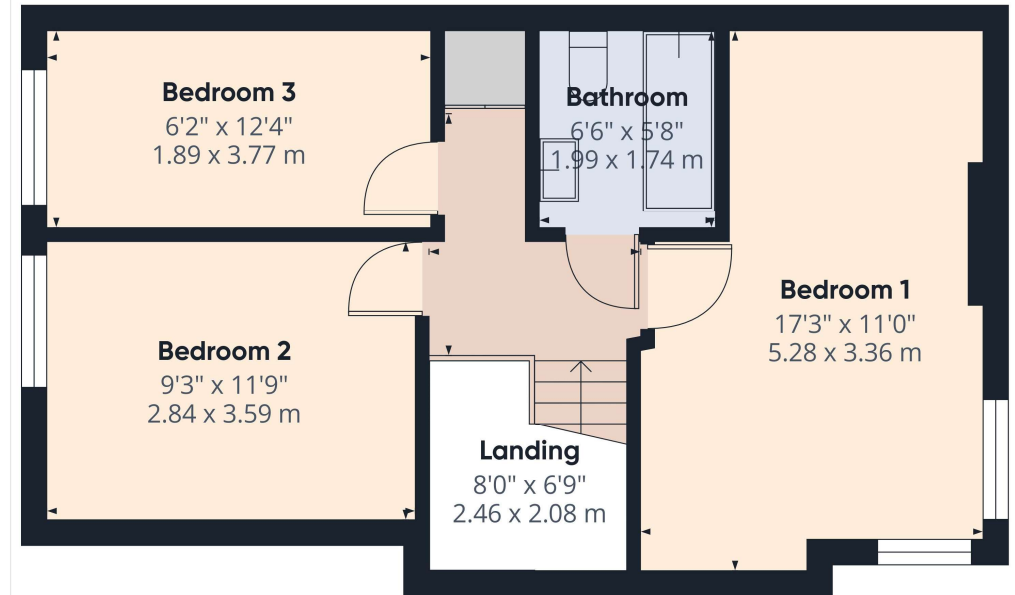
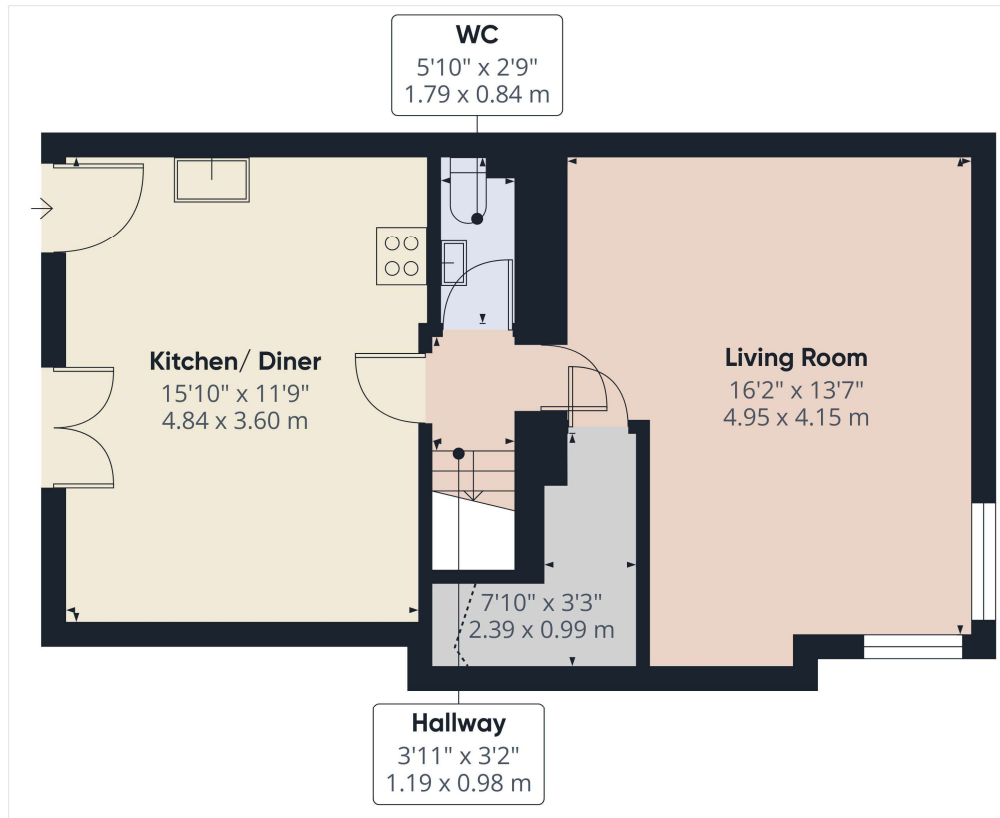
## Directions

From Holsworthy proceed on the A3072 Bude road and on the edge of Holsworthy, opposite the BP Garage, turn right signed Chilsworthy/Bradworthy. Turn immediately left into Oak Court whereupon the property will be found a short way along on the right hand side.



8 Oak Court, Holsworthy, Devon, EX22 6JA

## 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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