



Bond
Oxborough
Phillips

Changing Lifestyles

22 St. Annes Close
Whitstone
Holsworthy
Cornwall
EX22 6TG

Asking Price: £58,750
Leasehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

22 St. Annes Close, Whitstone, Holsworthy, Cornwall, EX22 6TG



- END TERRACE HOUSE
- PART BUY, PART RENT
- 25% SHARE
- 3 BEDROOMS (1 ENSUITE)
- FRONT AND REAR GARDEN
- OFF ROAD PARKING
- SOUGHT AFTER VILLAGE LOCATION
- GREAT LINKS TO THE NORTH CORNISH COASTLINE
- FANTASTIC FIRST TIME BUYER OPPORTUNITY
- NO ONWARD CHAIN



An exciting opportunity to acquire a 25% share of this part-buy/part-rent 3 bedroom end terrace family residence. The property offers spacious and comfortable accommodation throughout and benefits from a level rear enclosed garden and off road parking. EPC B & Council Tax Band B. Available with no onward chain.



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Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. Proceed for approximately ¼ mile and take the right hand turning onto the B3072 towards Holsworthy. upon reaching Red Post turn right onto the B3254 Launceston road. Follow this road for approximately 5 miles and upon reaching Whitstone turn right signposted St Annes Close, follow the road and number 22 will be found on the right hand side with a Bond Oxborough Phillips sign clearly displayed.

Situation

The property occupies a quiet location within the village which supports a post office/stores, primary school and places of worship. Whitstone itself lies close to the Devon/Cornwall border surrounded by unspoilt countryside and conveniently situated for the neighbouring towns of Holsworthy, Bude and Launceston all some 9/10 miles distant. Holsworthy is popular for its weekly market and range of traditional market town amenities including popular golf course, bowling green, swimming pool etc. Bude is renowned for its safe sandy surfing beaches and breathtaking coastline, whilst Launceston Cornwall's ancient capital has the benefit of the A30 dual carriageway providing a speedy link to the M5 motorway network and beyond.



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Internal Description

Entrance Hall - 5'10" x 5'1" (1.78m x 1.55m)

Room to store shoes and hang coats. Gives access to the living room. Stairs leading to first floor landing.

Living/Dining Room - 17'2" x 11'6" (5.23m x 3.5m)

Light and airy reception room with window to front elevation. Ample room for sitting room suite and dining table and chairs. Access to useful under stairs storage cupboard.

Kitchen - 9'7" x 9'5" (2.92m x 2.87m)

A fitted kitchen comprising a range of wall and base mounted unit with work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap. Space for electric oven and free standing fridge/freezer, plumbing for dishwasher. Access to storage cupboard housing the hot water cylinder. Window to rear elevation, enjoying views of the garden.

Utility Room - 5'5" x 5' (1.65m x 1.52m)

Fitted with a range of storage cupboards. Space and plumbing for washing machine and tumble dryer. External door gives access to the rear garden.

Cloakroom - 4'11" x 3'4" (1.5m x 1.02m)

Pedestal wash hand basin and low flush WC.

First Floor Landing - 14'8" x 3'8" (4.47m x 1.12m)

Gives access to bedrooms 2 & 3, the family bathroom and airing cupboard. Stairs leading to 2nd floor landing.

Bedroom 2 - 14'7" x 8'1" (4.45m x 2.46m)

Spacious double bedroom with window to rear elevation, enjoying views of the surrounding countryside.

Bedroom 3 - 15'2" x 9'3" (4.62m x 2.82m)

Double bedroom with built in wardrobe. Window to front elevation.

Family Bathroom - 6'10" x 6'2" (2.08m x 1.88m)

A matching white suite comprising panel bath with shower attachment over, pedestal wash hand basin, low flush WC and heated towel rail. Frosted window to rear elevation.

Second Floor Landing - 4'1" x 3'10" (1.24m x 1.17m)

Gives access to bedroom 1 and a useful storage cupboard.

Bedroom 1 - 11'7" x 11'5" (3.53m x 3.48m)

Double bedroom with window to front elevation.

Ensuite Shower Room - 7'x 3'10" (2.13m x 1.17m)

A 3 piece suite comprising shower cubicle, pedestal wash hand basin, low flush WC and heated towel rail. Frosted window to rear elevation.

Outside - The property is approached via its own drive, giving access to the front entrance door and providing off road parking for 2 vehicles. The rear garden is principally laid to lawn and bordered by close boarded wooden fencing, providing a high degree of privacy. Adjoining the rear of the property is a paved patio area, providing the

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ideal spot for alfresco dining and entertaining. Within the garden there is a useful timber storage shed.

Services - Mains water, electricity and drainage. Air source heat pump and under floor heating

EPC Rating - EPC rating B (81) with the potential to be A (93). Valid until April 2035.

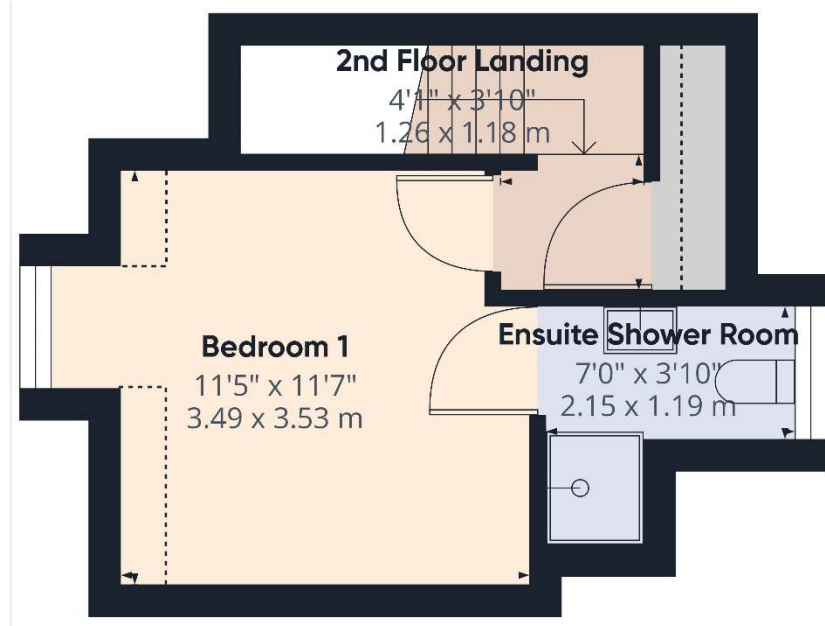
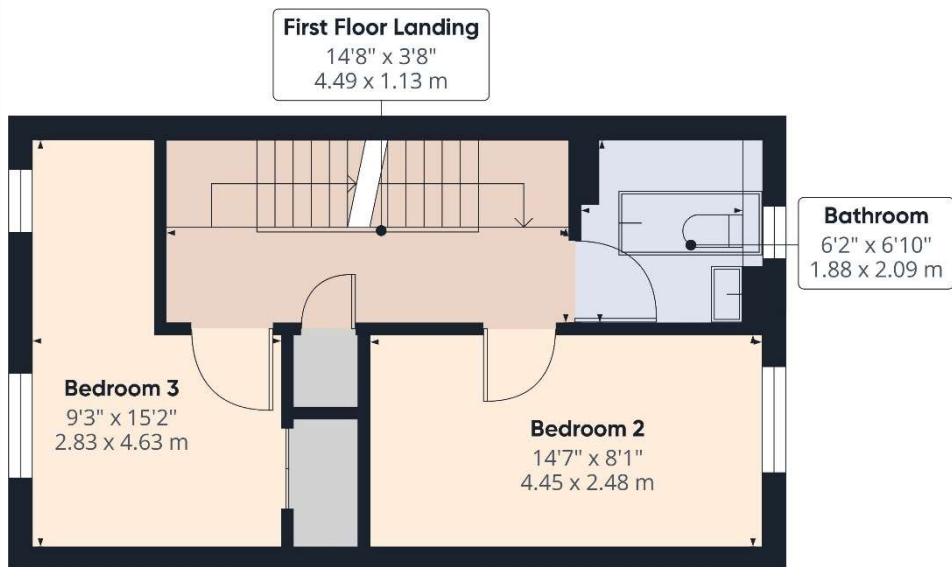
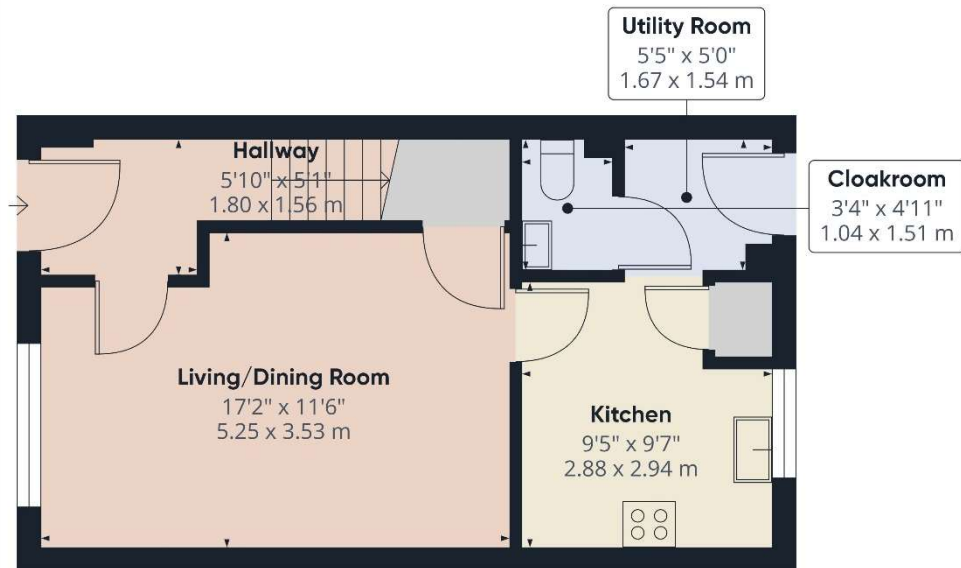
Council Tax Banding - Band "B" (please note this council band may be subject to reassessment).

Agent Note - We are offering a 25% share through sanctuary housing, part buy part rent with a remaining lease term of 85 years. Sanctuary Housing are the housing association, interested parties will need to go through an application process, and should register with the help to buy agency. The guidelines for interested parties are as below. 1.The buyer is in need of accommodation. 2.The buyers income is sufficient to purchase the property and is adequate to meet its future outgoings. 3.The buyer must require the size of property being purchased. 4.The buyer must not own another property. Any applicant for the property is would need to provide evidence to Sanctuary Housing that they have a local connection to the relevant parishes which includes, Whitstone, Boyton, Marhamchurch, Week St. Mary, North Tamerton, Bridgerule or Pyworthy. The property must have been on the market for at least three months before applicants outside of this area may be considered. The rental amount on the 75% share owned by sanctuary housing is approx. £519.83 per calendar month, including the service charge.

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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.

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

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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.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01409 254 238

for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

