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Changing Lifestyles

12 Old Market Place
Holsworthy
Devon
EX22 6FS

Asking Price: £215,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

12 Old Market Place, Holsworthy, Devon, EX22 6FS



- END TERRACED HOUSE
- 2 DOUBLE BEDROOMS (2 ENSUITES)
- 2 OFF ROAD PARKING SPACES
- ENCLOSED AND PRIVATE REAR GARDEN
- SOUGHT AFTER RESIDENTIAL CUL-DE-SAC
- WALKING DISTANCE TO A RANGE OF AMENITIES
- EPC RATING C & COUNCIL TAX BAND B
- AVAILABLE WITH NO ONWARD CHAIN



Situated within the highly sought after Cavanna residential development, is an opportunity to acquire 12 Old Market Place. This well presented and spacious, 2 double bedroom, 2 ensuite, end terrace house offers tandem off road parking for 2 vehicles and enclosed rear garden. The residence benefits from double glazing throughout, gas central heating and being within walking distance to the town centre and its range of amenities. Available with no onward chain. EPC C.



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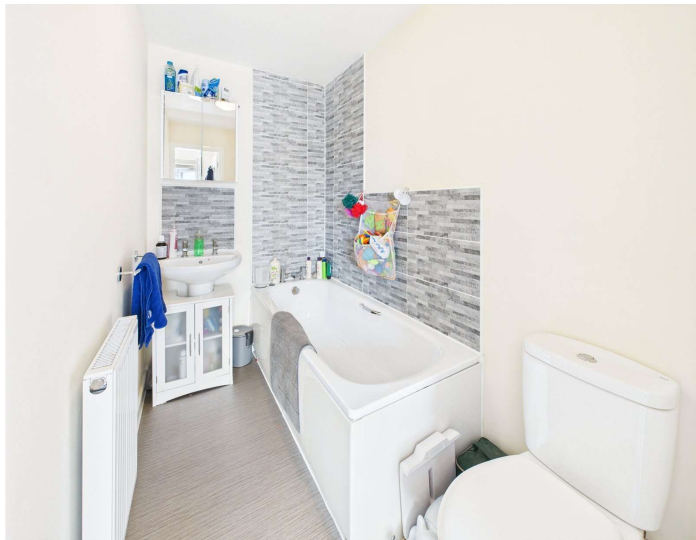


Directions

From the centre of Holsworthy proceed along Fore Street into Chapel Street. The entrance to Old Market Place will be found at the bottom of the hill on the right hand side. Proceed into the development and No.12 will be found on the right hand side with its number plaque clearly displayed.

Situation

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.



Internal Description

Entrance Hall - 4'3" x 3'9" (1.3m x 1.14m)

Provides access to the cloakroom and living room.

Kitchen/Diner - 13'3" x 8'11" (4.04m x 2.72m)

A fitted kitchen comprising a range of wall and base mounted units with work surfaces over, incorporating a stainless-steel sink drainer unit with mixer tap. Built in oven with 4 ring gas hob with extractor over. Space for free standing fridge/freezer and plumbing for washing machine. Room for dining table and chairs. Window and patio doors to rear elevation, overlooking the rear garden.

Living Room - 16'1" x 8'7" (4.9m x 2.62m)

Light and airy reception room with window to front elevation. Ample room for sitting room suite. Access to useful understairs storage cupboard. Stairs leading to first floor landing.

Cloakroom - 5' x 3'10" (1.52m x 1.17m)

A fitted suite comprising low flush WC and pedestal wash hand basin.

First Floor Landing - 6'9" x 3'8" (2.06m x 1.12m)

Provides access to the 2 bedrooms and useful storage cupboard.

Bedroom 1 - 13'3" x 9'1" (4.04m x 2.77m)

Double bedroom with window to front elevation.

Ensuite Bathroom - 8'3" x 4'8" (2.51m x 1.42m)

A matching white suite comprising panel bath with mains fed shower over, pedestal wash hand basin and low flush WC.

Bedroom 2 - 10'1" x 9' (3.07m x 2.74m)

Double bedroom with window to rear elevation, overlooking the garden.

Ensuite Shower Room - 9' x 2'10" (2.74m x 0.86m)

Fitted with a shower cubicle with mains fed shower over, pedestal wash hand basin and low flush WC.

Outside - The property is approached via a paved path providing access to the front entrance door. The low maintenance front garden is laid to with gravel and bordered by a small hedge. Adjoining the rear of the property is a paved patio area, providing the ideal spot for alfresco dining and entertaining. Steps lead to the raised garden area which is principally laid to lawn. The rear garden is bordered by close boarded wooden fencing, providing a high degree of privacy. The property also comes with 2 off road parking spaces.

Services - Mains water, electricity and drainage. Metered LPG gas from an onsite communal tank.

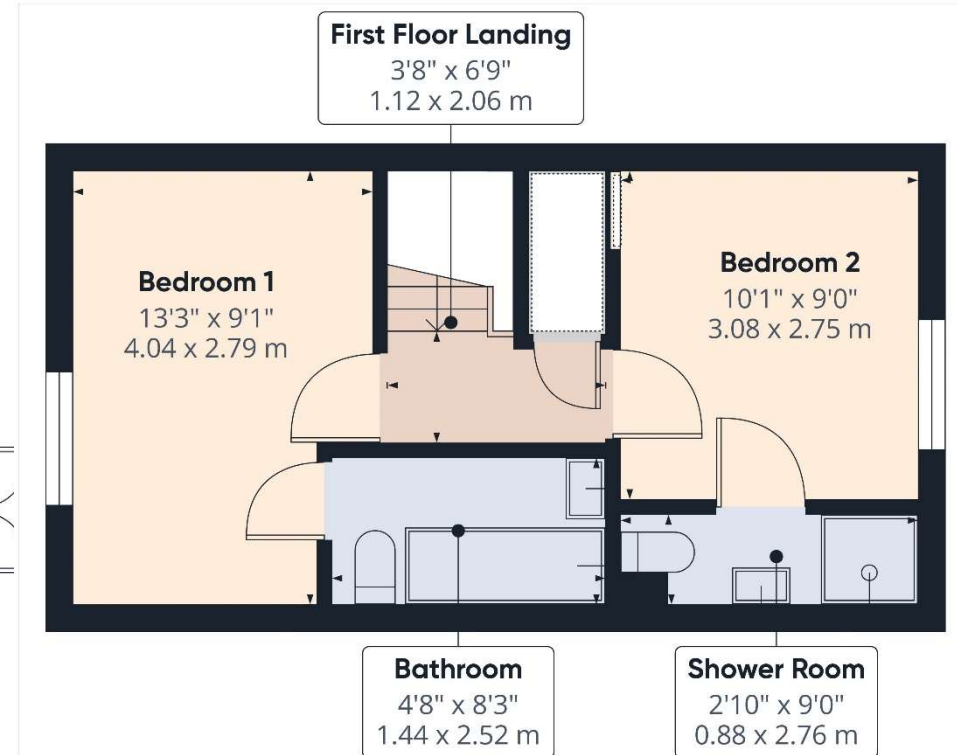
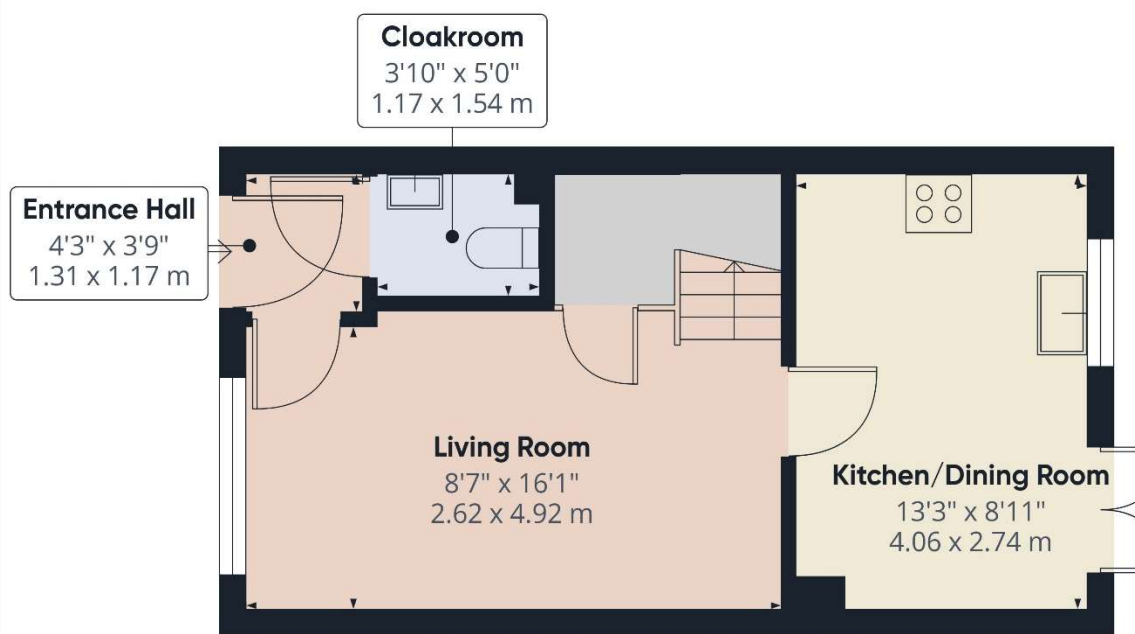
EPC Rating - EPC rating C (77), with the potential to be A (118). Valid until August 2026.

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

Agents Note - Maintenance charges apply, price to be confirmed.



12 Old Market Place, Holsworthy, Devon, EX22 6FS



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

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Score	Energy rating	Current	Potential
92+	A		118 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

