



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

8 Wesley Road  
Holsworthy  
Devon  
EX22 6FE

**Asking Price: £300,000 Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

8 Wesley Road, Holsworthy, Devon, EX22 6FE



- 3 BEDROOMS
- 1 ENSUITE
- ACOMMODATION ARRANGED OVER 3 STOREYS
- SUPERBLY PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN WITH HOT TUB
- OFF ROAD PARKING
- GARAGE WITH UTILITY SPACE
- OIL FIRED CENTRAL HEATING
- DECEPTIVELY SPACIOUS
- WALKING DISTANCE TO THE TOWN CENTER AND LOCAL SCHOOLS
- EPC: TBC
- Council Tax Band: C



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## Changing Lifestyles

### Overview

Situated in a highly sought-after residential area, just a short walk from the heart of this historic market town, is this deceptively spacious three-bedroom home, thoughtfully arranged over three storeys.

The ground floor features a beautifully presented and modern kitchen, fully equipped with a range of integrated appliances, with space for a 'American style' fridge/ freezer alongside a comfortable living room with a feature fireplace housing an open fire, this room opens into a bright conservatory. Engineered oak flooring runs throughout this level, adding warmth and elegance.

The first floor offers two generously sized double bedrooms and a stylish family bathroom, while the top floor is dedicated to a stunning master suite, complete with en-suite facilities and far-reaching views across the town and surrounding countryside.

The rear garden is attractively landscaped for low-maintenance living, whilst enjoying the benefit of well thought out planting, offering multiple seating areas and a hot tub — perfect for relaxation and entertaining.

Further benefits include a garage with power, lighting, a useful utility area, and overhead storage, as well as off-road parking directly in front.

### Location

The residence occupies a quiet cul-de-sac position with this sought after and rapidly maturing development. The property is within a short walk of the town centre, which caters well for its inhabitants and surrounding hinterland with a good range of national and local shops. In addition, Holsworthy offers a full range of amenities including schools, library, park, health centre, sports hall, golf course, etc. Okehampton and Dartmoor are some 20 miles. The Cathedral and University of Exeter is some 40 miles. The port and market town of Bideford is some 19 miles. The North Devon regional centre of Barnstaple is some 28 miles whilst the modern city centre of Plymouth is some 43 miles with Launceston being some 16 miles distant. Bude, on the North Cornish coast, is some 10 miles.

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

### Directions

From the centre of Holsworthy proceed in the Bude direction for approximately 0.5 miles, and on the very edge of Holsworthy turn left into Rydon Fields. Take the first right hand turning into Wesley Road proceeding down the cul-de-sac, No.8 will be found on right hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

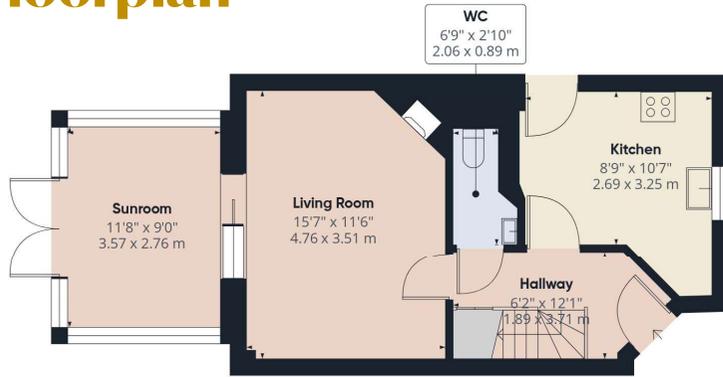


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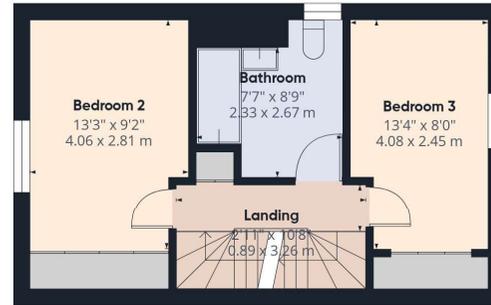
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## Floorplan



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



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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