



Bond
Oxborough
Phillips

Changing Lifestyles

24 The Willows
Chilsworthy
Holsworthy
Devon
EX22 7BB

Asking Price: £400,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

24 The Willows, Chilsworthy, Holsworthy, Devon, EX22 7BB



- NO ONWARD CHAIN
- SPACIOUS, DETACHED HOUSE
- 4 BEDROOMS (1 ENSUITE)
- 2 RECEPTION ROOMS
- DOUBLE GARAGE AND OFF ROAD PARKING
- FRONT AND REAR GARDEN
- SOUGHT AFTER VILLAGE LOCATION
- GREAT LINKS TO HOLSWORTHY/BRADWORTHY AND THE NORTH CORNISH COASTLINE
- OWNED SOLAR PANELS

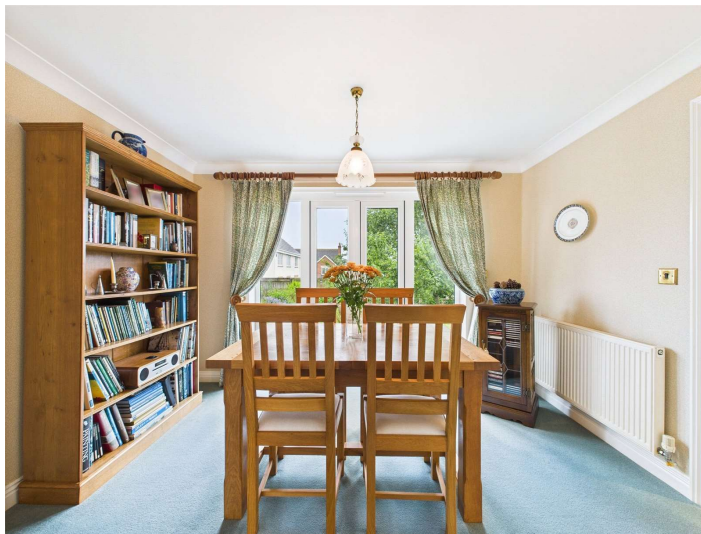


AVAILABLE WITH NO ONWARD CHAIN! An exciting opportunity to acquire this well presented and spacious detached, south facing family home, offering 4 bedrooms (1 en-suite), 2 receptions room, off road parking, double garage and generous front and rear gardens. The property is situated within the heart of the friendly village of Chilsworthy and benefits from being only a few minutes drive from the bustling town of Holsworthy, and a 10 mile drive to the spectacular North Cornish coast. EPC B & Council Tax Band E.



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com



Directions

From Holsworthy proceed on the A3072 Bude road and on the edge of town, opposite Bude Road Garage, turn right signed Chilsworthy/Bradworthy. Continue along this road into the village of Chilsworthy and turn left signposted "The Willows" Continue into the cul-de-sac and number 24 can be found on the left hand side with a Bond Oxborough Philips "For Sale" board clearly displayed.

Situation

Chilsworthy is a small village less than 2 miles from the bustling market town of Holsworthy with its weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket. 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 10 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 22 & 15 miles distant respectively, whilst Barnstaple, the Regional North Devon Centre is some 27 miles. Launceston, Cornwall's ancient capital, is some 15 miles distant. Holsworthy is in the heart of Ruby Country, named after the famous local Red Ruby cattle,



Entrance Hall - 7' x 6'6" (2.13m x 1.98m)

Provides access to the cloakroom, kitchen/diner and living room. Stairs leading to first floor landing.

Cloakroom - 4'9" x 4'11" (1.45m x 1.5m)

Fitted with a pedestal wash hand basin and low flush WC. Frosted window to side elevation.

Kitchen/Breakfast Room - 13'10" x 11'7" (4.22m x 3.53m)

Comprising a range of wall and base mounted units with work surfaces over incorporating a 1 1/2 stainless steel sink drainer unit with mixer tap. Space for electric oven with 4 ring hob and extractor over. Plumbing for dishwasher. Space for a breakfast table and chairs. Access to understairs cupboard and utility room. Window to side and rear elevations. External door leading to the rear garden.

Utility Room - 5'9" x 5' (1.75m x 1.52m)

Fitted with base unit with work surface over, incorporating a stainless steel sink drainer unit. Space and plumbing for washing machine and tumble dryer. Oil fired Grant boiler. Window to side elevation.

Dining Room - 11'7" x 8'10" (3.53m x 2.7m)

Windows and French patio doors leading to the rear garden. Ample room for a large dining table and chairs. Internal double doors giving access to the living room.

Living Room - 16'2" x 11'8" (4.93m x 3.56m)

Window to front elevation. Ample room for sitting room suite.

First Floor Landing - 6'3" x 5'1" (1.9m x 1.55m)

Gives access to the 4 double bedrooms, main bathroom and airing cupboard.

Bedroom 1 - 13'2" x 11'9" (4.01m x 3.58m)

Generous double bedroom with built in wardrobe. Window to front elevation.

Ensuite Shower Room - 5'1" x 3'5" (1.55m x 1.04m)

A matching suite comprising corner shower cubicle with electric shower over, low flush WC and pedestal wash hand basin. Frosted window to front elevation.

Bedroom 2 - 15'2" x 8'5" (4.62m x 2.57m)

Spacious double bedroom with window to front elevation.

Bedroom 3 - 9'11" x 8'5" (3.02m x 2.57m)

Window to rear elevation.

Bedroom 4 - 9'10" x 8'4" (3m x 2.54m)

Window to rear elevation.

Family Bathroom - 6'3" x 6'2" (1.9m x 1.88m)

A three piece suite comprising panel bath, pedestal wash hand basin and low flush WC. Frosted window to rear elevation.

Double Garage - 17'10" x 17'1" (5.44m x 5.2m)

2 up and over vehicle entrance doors to front elevation. Pedestrian door and window to rear elevation. Power and light connected.

Outside - The property is approached via its own tarmac drive, providing off road parking for 2 vehicles and giving access to the double garage and front entrance door. The front garden is principally laid to lawn and bordered by mature hedging. A side gate gives access to the enclosed and private, south facing rear garden which is principally laid to lawn and decorated with a variety of mature flowers, trees and shrubs. Within the garden there is a productive veggie plot and wooden storage shed. Adjoining the rear of the property is a paved patio area providing the ideal spot for alfresco dining and entertaining. The garden is bordered by mature hedges providing a high degree of privacy.

Services - Mains water, electric and drainage. Oil fired central heating. Owned solar panels providing an income for the next 10 years.

EPC Rating - EPC rating B (83), with the potential to be 84 (B). Valid until September 2034.

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

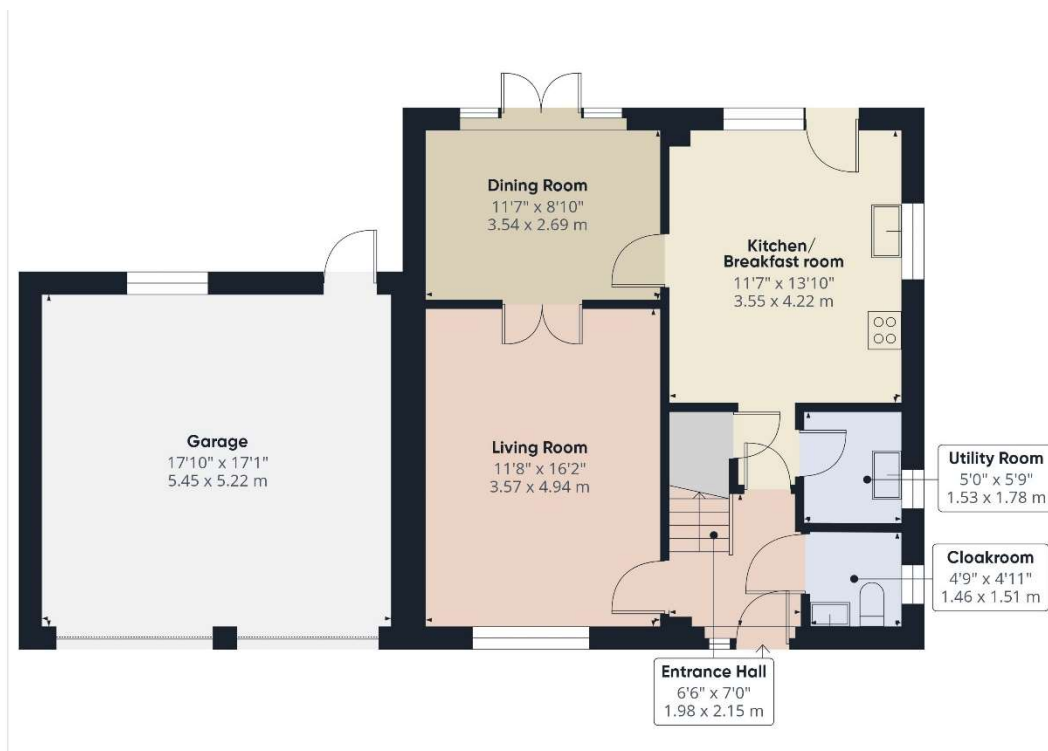


24 The Willows, Chilsworthy, Holsworthy, Devon, EX22 7BB



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com



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...

Albion House
4 High Street
Holsworthy

Devon

EX22 6EL

Tel: 01409 254 238

Email: holsworthy@bopproperty.com

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 | | |
| 81-91 | B | 83 B | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

