



Bond
Oxborough
Phillips

Changing Lifestyles

5 St. Andrews Close
Sutcombe
Holsworthy
Devon
EX22 7PL

Asking Price: £245,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

5 St. Andrews Close, Sutcombe, Holsworthy, Devon, EX22 7PL



- END TERRACE HOUSE
- 3 BEDROOMS
- FRONT AND REAR GARDEN
- OFF ROAD PARKING
- SINGLE GARAGE
- SOUGHT AFTER VILLAGE LOCATION
- SUPERB COUNTRYSIDE VIEWS
- EPC E & COUNCIL TAX BAND B



An opportunity to acquire this 3 bedroom, end-terraced house enjoying superb rural views over the surrounding countryside. The property benefits from front and rear gardens, off road parking, and single garage. EPC rating E and Council Tax Band B. Available with no onward chain.



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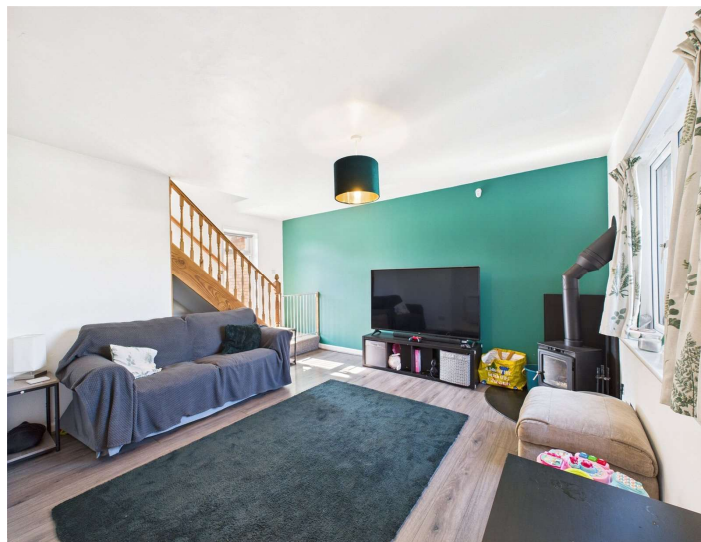


Directions

From Holsworthy proceed on the main A388 Bideford road for about 3 miles and upon reaching Holsworthy Beacon, turn left towards Sutcombe. Follow this country road and proceed up the hill into the village. No.5 will be found on the right hand side with a Bond Oxborough Phillips 'For Sale' board clearly displayed.

Situation

The residence is situated on the outskirts of the small village of Sutcombe which has a great community spirit, and well supported Village Hall. The neighbouring village of Bradworthy is just some 2.5 miles and offers a wider range of shops including a butchers, post office, general stores, etc. Other village amenities include a doctor's surgery, bowling green, garages, popular pub, social club, well supported village hall where many activities take place, and the particularly well respected Bradworthy Primary Academy with its Pre-School facilities. The regional North Devon Centre of Barnstaple is some 25 miles and for those wishing to travel further afield, the Cathedral/University City of Exeter with its intercity rail and motorway links is some 40 miles



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Internal Description

Entrance Hall - 4'6" x 3'2" (1.37m x 0.97m)

Internal door to living room. Access to useful storage cupboard.

Kitchen/Diner - 15'7" x 7'9" (4.75m x 2.36m)

A fitted kitchen comprising a range of wall and base mounted units with work surfaces over, incorporating a stainless steel 1 1/2 sink drainer unit with mixer tap and 4 ring electric hob with extractor over. Built in eye level oven and grill. Integrated fridge/freezer and dishwasher. Ample room for dining table and chairs. Windows to front and rear.

Living Room - 12'8" x 12'5" (3.86m x 3.78m)

Spacious, light and airy reception room with windows to front and rear elevations. Feature fireplace housing wood burning stove. Ample room for sitting room suite. Stairs leading to first floor landing.

Rear Hallway - 5'3" x 3'2" (1.6m x 0.97m)

Gives access to the laundry cupboard housing the washing machine and tumble dryer and useful storage cupboard. External door leading to the enclosed and private rear garden.

First Floor Landing - 8'5" x 3'3" (2.57m x 1m)

Gives access to the 3 bedrooms, family bathroom and airing cupboard. Window to rear elevation.

Bedroom 1 - 12'4" x 9'1" (3.76m x 2.77m)

Double bedroom with built in wardrobes. Window to front elevation, enjoying stunning views of the surrounding countryside.

Bedroom 2 - 10'4" x 7'6" (3.15m x 2.29m)

Double bedroom with window to front elevation, with lovely views of the surrounding fields.

Bedroom 3 - 6'9" x 6'2" (2.06m x 1.88m)

Single bedroom or office space. Window to front elevation.

Bathroom - 7'4" x 4'11" (2.24m x 1.5m)

A fitted suite comprising a panel bath with electric shower attachment over, pedestal wash hand basin, close coupled WC and heated towel rail. Frosted window to rear elevation.

Outside - The property is approached via its own tarmac drive, providing off road parking for 1 vehicle. The driveway gives access to the single garage and garden gate. The rear garden is principally laid to lawn and decorated with a variety of mature flowers and shrubs and bordered by close boarded wooden fencing. Adjoining the rear of the property is an area of hardstanding, providing the ideal spot for alfresco dining and entertaining. The front garden is laid to lawn and bordered by an attractive stone wall, which has been planted with a range of colourful flowers and shrubs. A paved path gives access to the front entrance door.

Services - Mains water, electricity and drainage. Electric heaters and immersion.

EPC Rating - EPC rating E (54), with the potential to be B (87). Valid until October 2031.

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

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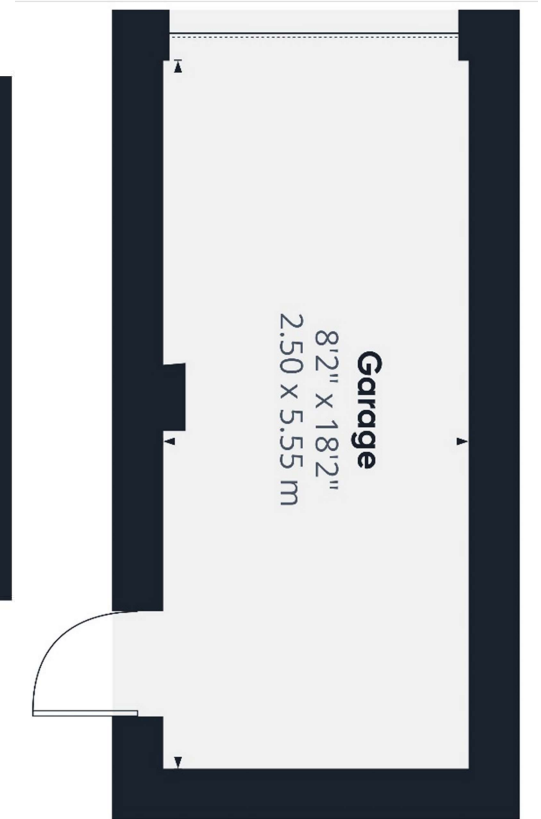
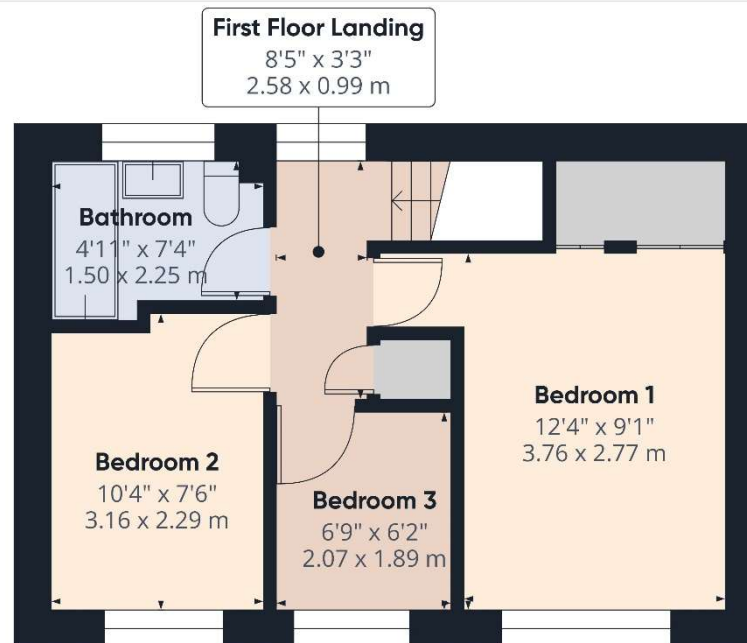
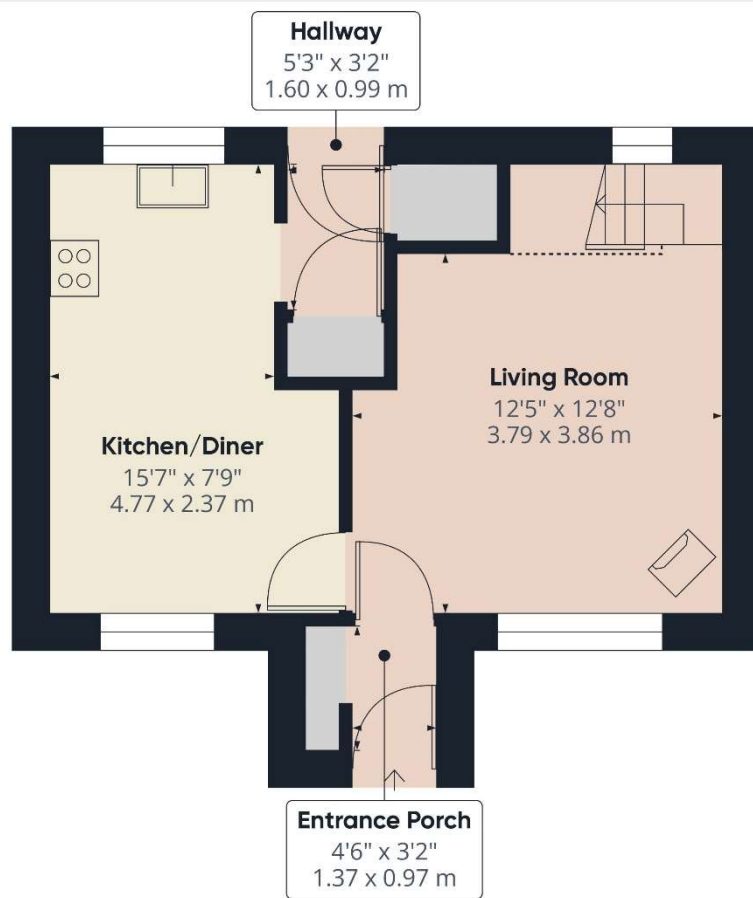
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We are here to help you find and buy your new home...

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Have a property to sell or let?

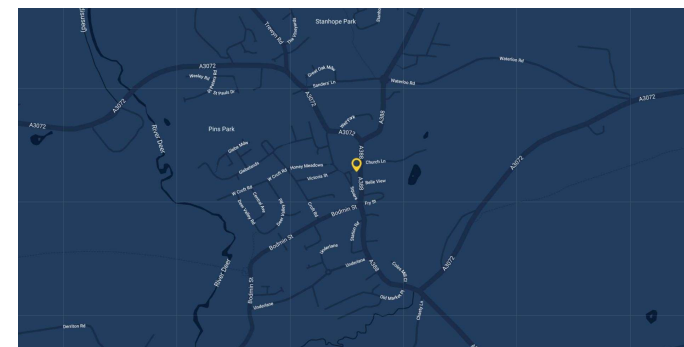
If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

Albion House
4 High Street
Holsworthy
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Tel: 01409 254 238
Email: 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.

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