



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

29 Kingdon Way  
Holsworthy  
Devon  
EX22 6FN

**Asking Price: £295,000**  
**Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com

29 Kingdon Way, Holsworthy, Devon, EX22 6FN



- SEMI DETACHED FAMILY HOME
- WELL PRESENTED THROUGHOUT
  - 3 BEDROOMS (1 ENSUITE)
- OFF ROAD PARKING FOR 3 VEHICLES
  - DETACHED GARAGE
  - ENCLOSED GARDEN
- SOUGHT AFTER RESIDENTIAL DEVELOPMENT
- WALKING DISTANCE TO A RANGE OF AMENITIES



**An exciting opportunity to acquire this well presented, semi detached, 3 bedroom (1 ensuite) house with enclosed garden, off road parking for 3 vehicles and detached garage. The residence is situated within the sought after Redrow development being within walking distance to the town centre and benefits from PVCu double glazing, gas central heating. The property is well suited as a comfortable family home, whilst equally appealing to those looking for an investment opportunity. EPC TBC.**



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## Directions

From the centre of Holsworthy, proceed on the A3072 Bude Road, and on the edge of town opposite the 'BP' garage, turn right signed Bradworthy/Chilsworthy. Follow this road and at the mini roundabout at the top of the hill, turn right into Cliffton Heights. Proceed into the development, turn right at the first set of cross roads to Kingdon Way and following the road around to the left, the property will be found after a short distance on the left hand side with a Bond Oxborough Phillips "For Sale" board 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.



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**Entrance Hall** - 13'11" x 3'5" (4.24m x 1.04m)

Stairs leading to first floor landing and access to useful under stairs storage cupboard.

**Cloakroom** - 5'8" x 2'10" (1.73m x 0.86m)

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

**Kitchen/Diner** - 17'9" x 10'3" (5.4m x 3.12m)

Fitted with a modern kitchen, comprising matching wall and base mounted units with work surfaces over, incorporating a stainless steel sink drainer unit with mixer taps and 4 ring gas hob with extractor over. Built in electric oven, microwave and fridge/freezer, Space and plumbing for washing machine and dishwasher. Ample room for dining table and chairs. Window and patio doors to rear elevation.

**Living Room** - 16'1" x 10'9" (4.9m x 3.28m)

A light and airy reception room with large window to front elevation, overlooking the garden. Ample room for sitting room suite.

**First Floor Landing** - 11'8" x 4'10" (3.56m x 1.47m)

Access to storage cupboard, airing cupboard housing the hot water cylinder and loft hatch.

**Bedroom 1** - 12' x 8'7" (3.66m x 2.62m)

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

**Shower Room** - 7' x 4'1" (2.13m x 1.24m)

A fitted suite comprising a large shower cubicle, wall hung wash hand basin and low flush WC.

**Bedroom 2** - 10'1" x 10' (3.07m x 3.05m)

Double bedroom with window to rear elevation.

**Bedroom 3** - 10'3" x 7'6" (3.12m x 2.29m)

Window to rear elevation, overlooking the enclosed garden.

**Bathroom** - 6'6" x 5'7" (1.98m x 1.7m)

A fitted suite comprising panel bath with shower attachment over, pedestal wash hand basin and low flush WC. Frosted window to front elevation.

**Garage** - Manual up and over door to front and pedestrian door to side elevation. Power and light connected.

**Outside** - The property is approached via its own tarmac drive providing off road parking for 3 vehicles and giving access to the front entrance door and detached garage. The front garden is laid

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to lawn and bordered by mature hedges. A wooden gate from the drive gives access to the enclosed rear garden which is laid to lawn and bordered by close boarded wooden fencing. Adjoining the rear of the property is a paved patio area providing the ideal spot for alfresco dining and entertaining.

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

**EPC Rating** - EPC TBC.

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

**Agents Note** - Annual service charge for maintenance of communal areas and gas tank. Amount to be confirmed.

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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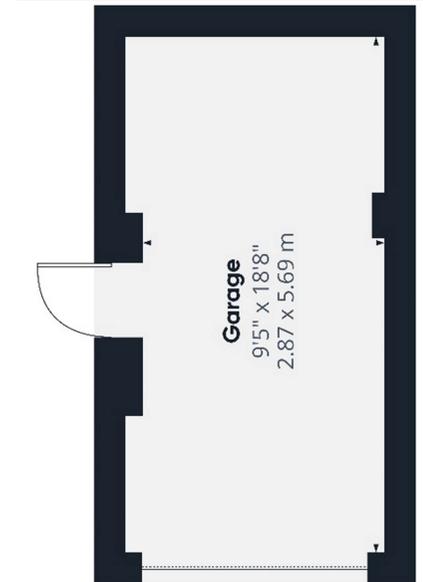
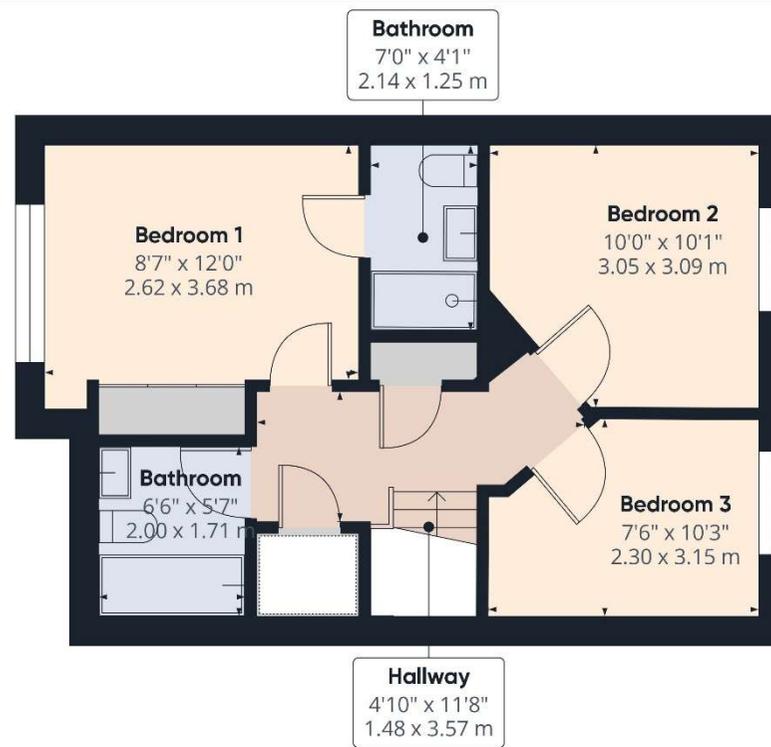
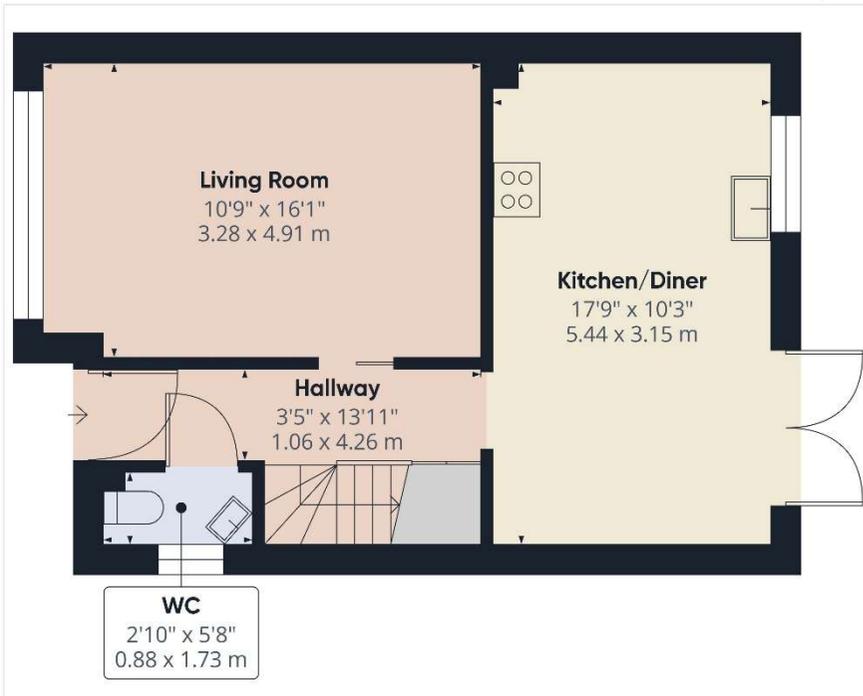
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# We are here to help you find and buy your new home...

Albion House  
4 High Street  
Holsworthy  
Devon  
EX22 6EL

Tel: 01409 254 238

Email: [holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)

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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.

