



Bond
Oxborough
Phillips

Changing Lifestyles

45 Brooks Avenue
Holsworthy
Devon
EX22 6FQ

Asking Price: £260,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

45 Brooks Avenue, Holsworthy, Devon, EX22 6FQ



- IMMACULATELY PRESENTED
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- 3 DOUBLE BEDROOMS (1 ENSUITE)
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- SOUGHT AFTER RESIDENTIAL CUL-DE-SAC
- WALKING DISTANCE TO TOWN CENTRE
- GREAT LINKS TO NORTH CORNISH COASTLINE AND OKEHAMPTON/A30
- AVAILABLE WITH NO ONWARD CHAIN



Situated on a sought after residential development on the outskirts of the bustling market town of Holsworthy, and a short drive to the spectacular North Cornish Coast is 45 Brooks Avenue. The residence offers well presented, light and airy accommodation throughout, arranged over 3 levels. The property comprises an open plan kitchen, dining and living room on the ground floor, 2 double bedrooms and main bathroom on the 1st floor and the master ensuite on the top floor. 45 Brooks avenue also benefits from underfloor heating, PVCu double glazing, air source heat pump, enclosed garden and off road parking. Available with no onward chain. EPC C & Council Tax Band TBC.



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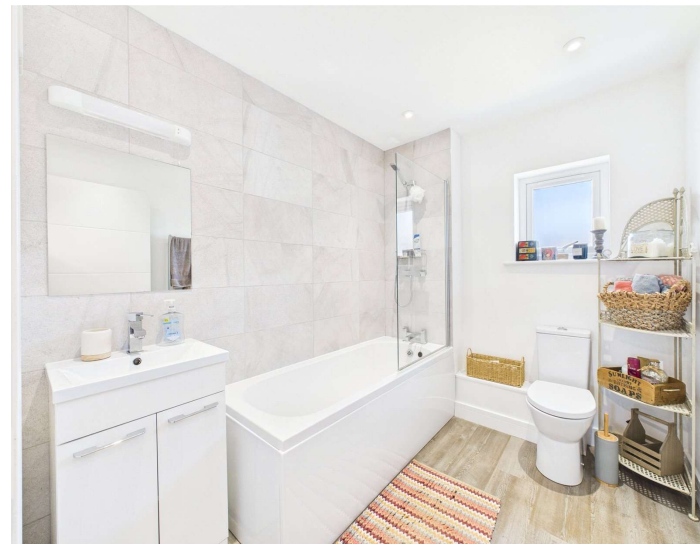


Directions

From the centre of Holsworthy proceed in the Bude direction on the A3072 for approximately 0.5 miles, and on the very edge of Holsworthy turn left into Rydon Fields. Proceed into the development, taking the pedestrian path on the left hand side, and number 45 can be found on the right hand side with a Bond Oxborough Philips "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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Internal Description

Entrance Hall - 6'6" x 4'10" (1.98m x 1.47m)

Access to the open plan kitchen/dining and living room and cloakroom. Stairs leading to first floor landing.

Cloakroom - 6'4" x 2'11" (1.93m x 0.9m)

Vanity unit with inset wash hand basin and low flush WC.

Open plan kitchen/diner/living room - 25'10" x 14'7" (7.87m x 4.45m)

A fitted kitchen comprising wall and base mounted units with work surfaces over, incorporating a 1 1/2 stainless steel sink drainer unit with mixer tap. Built in electric oven and grill, 4 ring hob with extractor over. Space for free standing fridge/freezer and plumbing for washing machine. Ample room for dining table and chairs and sitting room suite. Access to understairs cupboard. Window to front elevation and double doors leading to the enclosed and private rear garden.

First Floor Landing - 15'6" x 6'7" (4.72m x 2m)

Access to 2 double bedrooms, the family bathroom and airing cupboard housing the hot water cylinder.

Stairs leading to 2nd floor landing. Window to front elevation.

Bedroom 2 - 12'9" x 10'10" (3.89m x 3.3m)

Spacious double bedroom with built in wardrobe. Window to rear elevation, overlooking the garden.

Bedroom 3 - 10'11" x 0'10" (3.33m x 0.25m)

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

Family Bathroom - 8'4" x 6'8" (2.54m x 2.03m)

A matching white suite comprising panel bath with shower over, low flush WC, vanity unit with inset wash hand basin and heated towel rail. Frosted window to rear elevation.

Second Floor Landing - 5'7" x 2'10" (1.7m x 0.86m)

Provides access to bedroom 1.

Bedroom 1 - 15'2" x 9'11" (4.62m x 3.02m)

Generous double with built in wardrobe. Windows to front and rear elevations.

Ensuite Shower Room - 8'3" x 7'3" (2.51m x 2.2m)

A fitted suite comprising corner shower cubicle, low flush WC, vanity unit with inset wash hand basin and heated towel rail. Frosted window to front elevation.

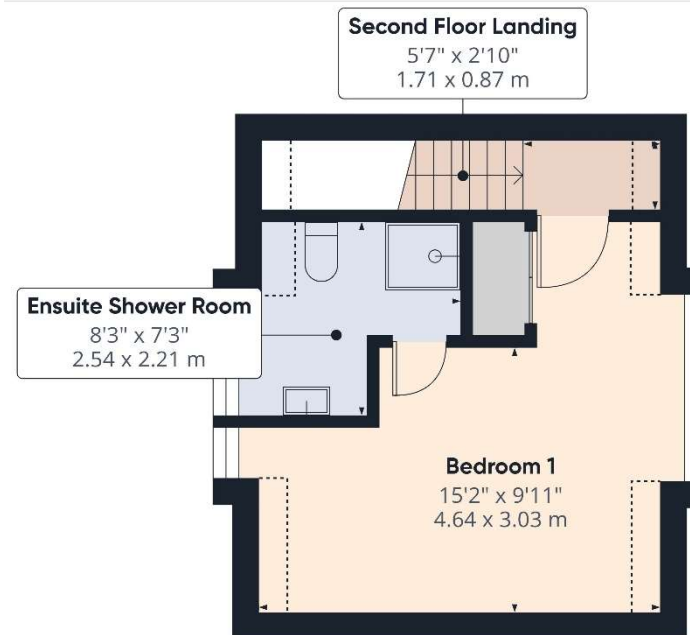
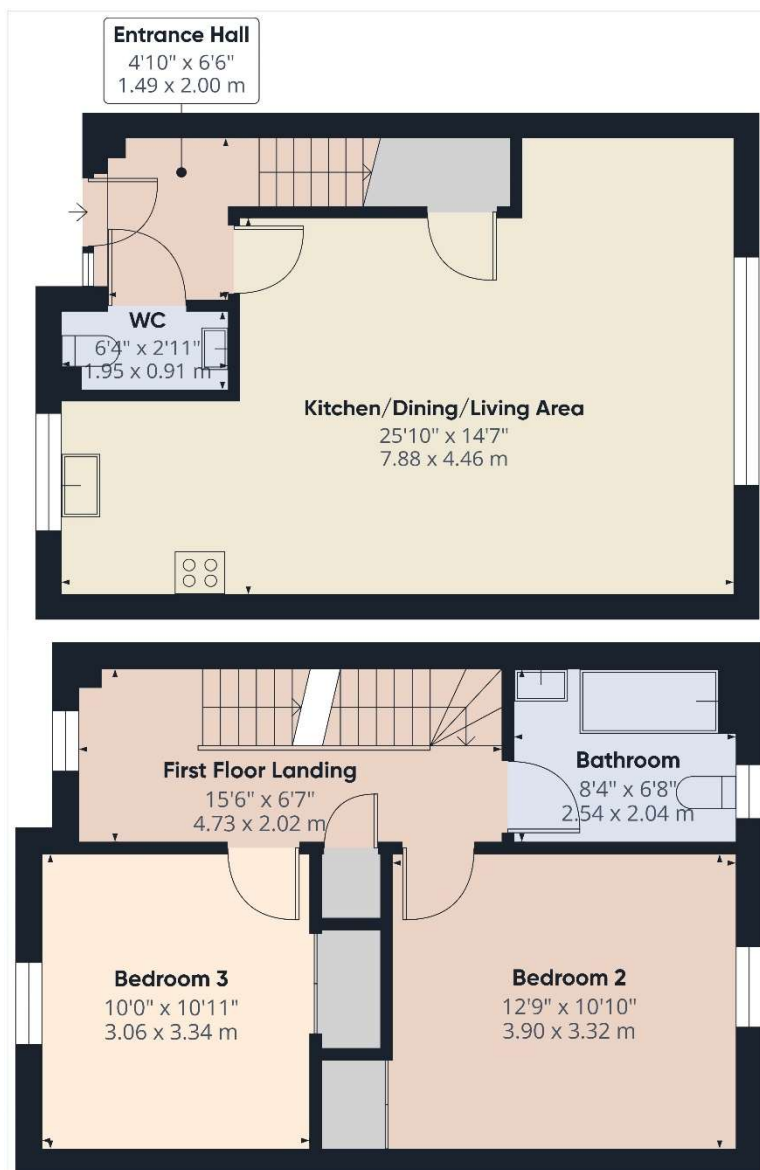
Outside - The front garden is principally laid to lawn with a paved path leading to the front entrance door. The enclosed and private rear garden is principally laid to lawn and bordered by close boarded wooden fencing. A gate at the bottom of the garden gives access to the allocated parking. A paved path from the garden gate leads to the patio area that adjoins the rear of the property, providing the ideal spot for alfresco dining and entertaining.

Services - Mains water, electricity and drainage. Air Source heat pump.

EPC Rating - EPC Rating C (78) with the potential to be B (89). Valid until April 2028.

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





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

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Email: holsworthy@bopproperty.com

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speak with one of our expert team who will be able
to provide you with a free valuation of your home.

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for a free conveyancing quote and
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

