



Bond
Oxborough
Phillips
Changing Lifestyles

8 Stanhope Close
Holsworthy
Devon
EX22 6HT

Asking Price: £175,000
Freehold



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01409 254 238
holsworthy@bopproperty.com

8 Stanhope Close, Holsworthy, Devon, EX22 6HT



- END TERRACE HOUSE
- 2 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- FRONT AND REAR GARDEN
- WALKING DISTANCE TO A RANGE OF AMENITIES
- GREAT LINKS TO THE NORTH CORNISH COASTLINE AND OKEHAMPTON/A30



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An rare and exciting opportunity to acquire this 2 double bedroom end terraced house situated in the heart of the bustling market town of Holsworthy. The residence offers spacious accommodation, in need of modernisation throughout. The property also benefits from large front and rear gardens, which could facilitate off road parking, subject to gaining the necessary consents. EPC E and Council Tax Band A. Available with no onward chain.

Directions

From the centre of Holsworthy proceeded out of town towards Bideford and proceeding straight across the mini-roundabout take the next left hand turning signed hospital. Proceed for about 300 yards turning left into Stanhope Close where upon number 8 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 and M&S. 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.

Entrance Hall - 6'10" x 3'8" (2.08m x 1.12m)

Access to living room. Stairs leading to first floor landing.

Living Room - 14'7" x 10'10" (4.45m x 3.3m)

Light and airy reception room with window to front elevation, overlooking the garden.

Kitchen - 11'5" x 8'11" (3.48m x 2.72m)

Fitted with a range of wall and base mounted units with work surfaces over, incorporating a stainless steel sink drainer unit and 4 ring electric hob with extractor over. Built in electric oven. Space for free standing fridge/freezer and plumbing for washing machine.

Conservatory - 8'4" x 7'8" (2.54m x 2.34m)

Windows to side and rear elevations, enjoying views of the garden. External door to side elevation.

First Floor Landing - 8'5" x 6'3" (2.57m x 1.9m)

Provides access to the 2 double bedrooms, bathroom and loft hatch.

Bedroom 1 - 14'10" x 9'8" (4.52m x 2.95m)

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

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Bedroom 2 - 13'9" x 8'5" (4.2m x 2.57m)

Double bedroom with storage cupboard. Window to rear elevation, enjoying views of the garden.

Bathroom - 6'2" x 5'1" (1.88m x 1.55m)

A matching 3 piece suite comprising panel bath, vanity unit with inset wash hand basin and low flush WC. Frosted window to rear elevation.

Outside - The property is approached via its own path providing access to the front entrance door. The front garden is decorated with a range of mature flowers and shrubs. There is potential for this area to be made into off road parking, subject to gaining the necessary consents. A gate gives access to the rear garden which has a large patio area providing the ideal spot for alfresco dining and entertaining. The rear garden is also decorated with a range of mature flowers and shrubs and is bordered by close boarded wooden fencing.

External Store - 6'6" x 3' (1.98m x 0.91m)

Power and light connected.

Services - Mains water, electricity and drainage.

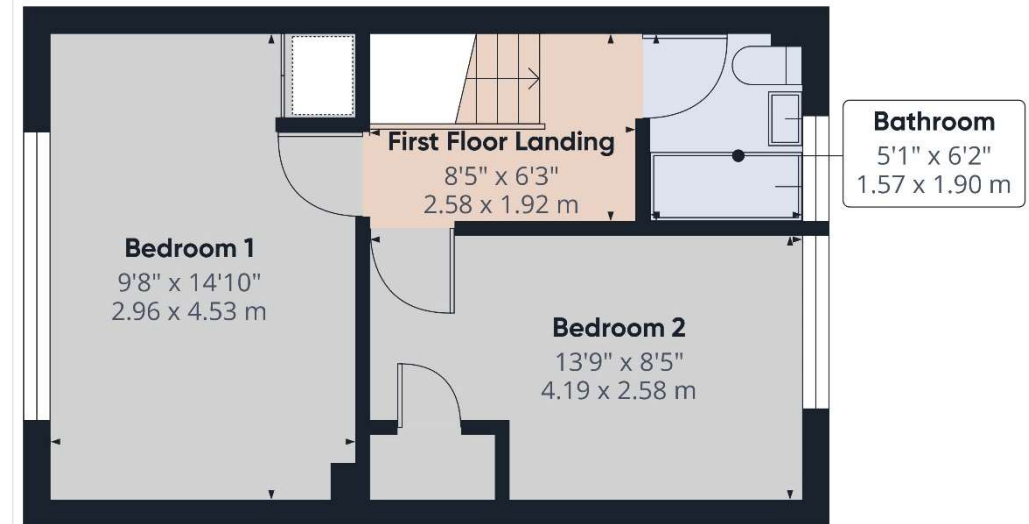
EPC Rating - EPC rating E (39), with the potential to be C (75). Valid until June 2035.

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

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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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