



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

27 Glebelands  
Holsworthy  
Devon  
EX22 6AG

**Asking Price: £230,000**  
**Freehold**



Changing Lifestyles

01409 254 238  
[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)

27 Glebelands, Holsworthy, Devon, EX22 6AG



- SEMI DETACHED HOUSE
- 3 DOUBLE BEDROOMS
- GENEROUS CORNER PLOT
- WALKING DISTANCE TO TOWN CENTRE
- DEVELOPMENT OPPORTUNITY SUBJECT TO NECESSARY CONSENTS
- GREAT LINKS TO THE NORTH CORNISH COASTLINE AND OKEHAMPTON/A30
- AVAILABLE WITH NO ONWARD CHAIN



**Positioned on a generous corner plot and just a short walk from the town centre, this well-proportioned three double bedroom semi-detached home offers an exciting opportunity for families, investors, or those looking for their next project.**

**Inside, the home offers spacious and functional accommodation throughout, ready to be updated to reflect your personal style. Its corner plot setting provides both privacy and space, with scope for landscaping, expansion, or simply enjoying a larger-than-average garden.**



**The location is equally appealing, offering convenient access to local shops, schools, and amenities, all within easy walking distance. Excellent transport connections with links to Okehampton, the A30, and the beautiful North Cornish coastline—ideal for commuters and coastal explorers alike.**

**Offered to the market with no onward chain, this is a rare chance to acquire a property with genuine potential in a sought-after setting. An early viewing is highly recommended.**

Changing Lifestyles

01409 254 238  
[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)



27 Glebelands, Holsworthy, Devon, EX22 6AG

**Entrance Hall** - 11'3" x 6'4" (3.43m x 1.93m)

**Kitchen/Diner** - 19'3" x 9'7" (5.87m x 2.92m)

**Living Room** - 41'9" x 11'4" (12.73m x 3.45m)

**Rear Porch** - 7'7" x 4'11" (2.3m x 1.5m)

**Utility Room** - 4'5" x 4'4" (1.35m x 1.32m)

**Store Room** - 7'10" x 5'2" (2.4m x 1.57m)

**First Floor Landing** - 6'10" x 6'7" (2.08m x 2m)

**Bedroom 1** - 12'11" x 8'5" (3.94m x 2.57m)

**Bedroom 2** - 11'3" x 9'2" (3.43m x 2.8m)

**Bedroom 3** - 12' x 8'4" (3.66m x 2.54m)

**Services** - Mains water, electricity and drainage.

**EPC Rating** - EPC rating E (42) with the potential to be 62 (D). Valid until June 2032.

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

**Agents Note** - 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.

#### **Directions:**

From the centre of Holsworthy proceed along Bodmin Street, turning right into Croft Road. Proceed into Glebelands and take the left hand turn, the property will be found after a short distance on the right 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.

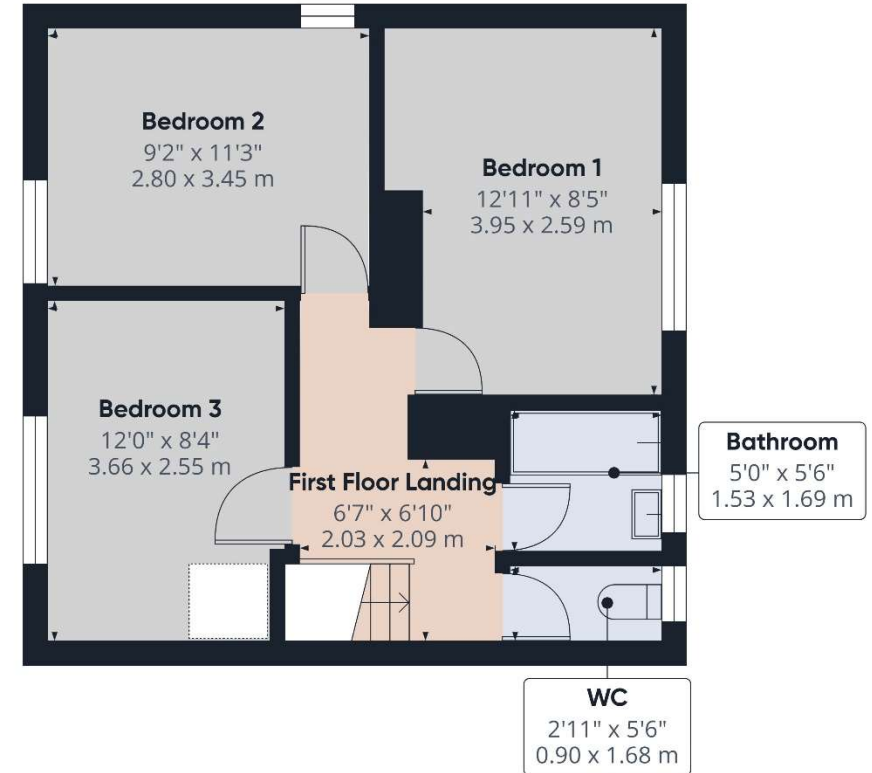
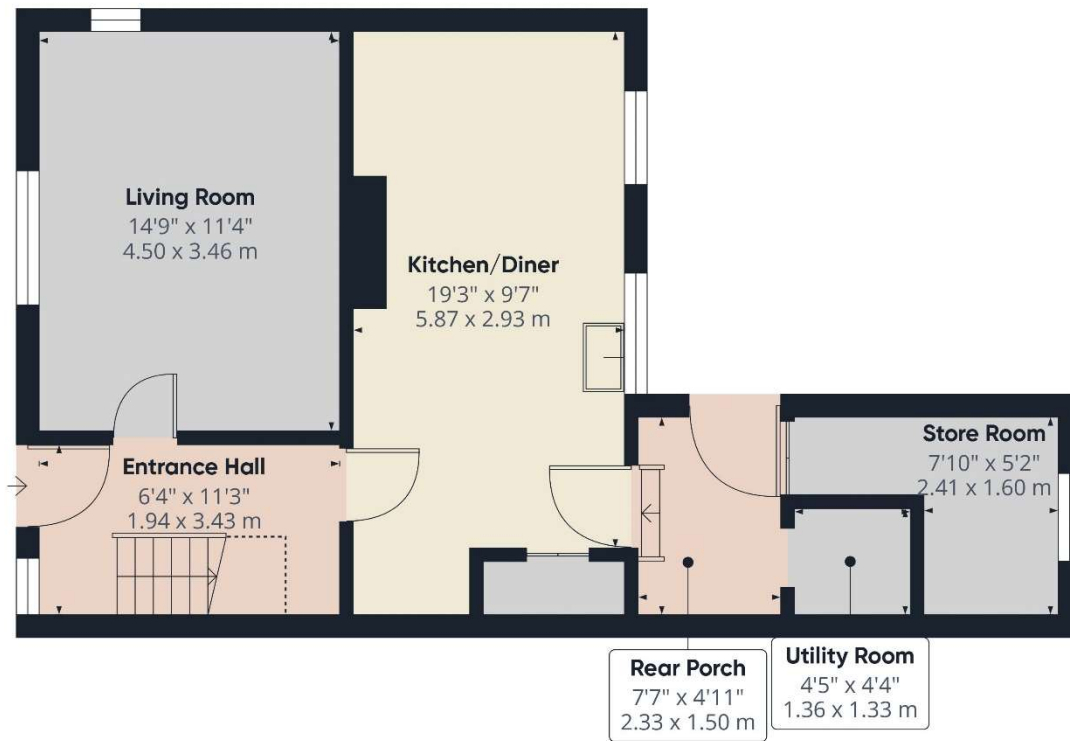
## Changing Lifestyles



Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com

27 Glebelands, Holsworthy, Devon, EX22 6AG



## 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.

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.

Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com