



Bond
Oxborough
Phillips

Changing Lifestyles

South Bank Bungalow
Chapel Street
Holsworthy
Devon
EX22 6AY

Asking Price: £135,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

South Bank Bungalow, Chapel Street, Holsworthy, Devon, EX22 6AY



- DETACHED NON TRADITIONAL BUNGALOW
- 2/3 BEDROOMS
- WORKSHOP/GARAGE
- ENCLOSED AND PRIVATE GARDEN
- WALKING DISTANCE TO TOWN CENTRE
- GOOD LINKS TO THE NORTH CORNISH COASTLINE AND OKEHAMPTON/A30
- AVAILABLE WITH NO ONWARD CHAIN



Offered to the market with no onward chain, this detached non-traditional bungalow presents a fantastic opportunity for buyers seeking a well-located home with flexible accommodation.

Externally, the home benefits from a garage, providing a parking space and storage. The enclosed and private garden offers a secure and peaceful outdoor retreat, perfect for relaxing or entertaining.

Conveniently positioned within walking distance to the town centre, all local amenities are easily accessible, while excellent road links to the North Cornish coastline and Okehampton/A30 ensure this property is well connected for commuting or leisure.



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Garage/Workshop

Services - Mains water, electric and drainage. LPG gas heating.

EPC Rating - EPC F.

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

Agents Note - This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

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 our office proceed along Fore Street in the Launceston direction into Chapel Street, and as you proceed down the hill the entrance lane to South Bank Bungalow will be found on the left hand side just before the Bridge, the bungalow will then be found after a short distance on the left hand side with its name plaque 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 & Spencer 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.

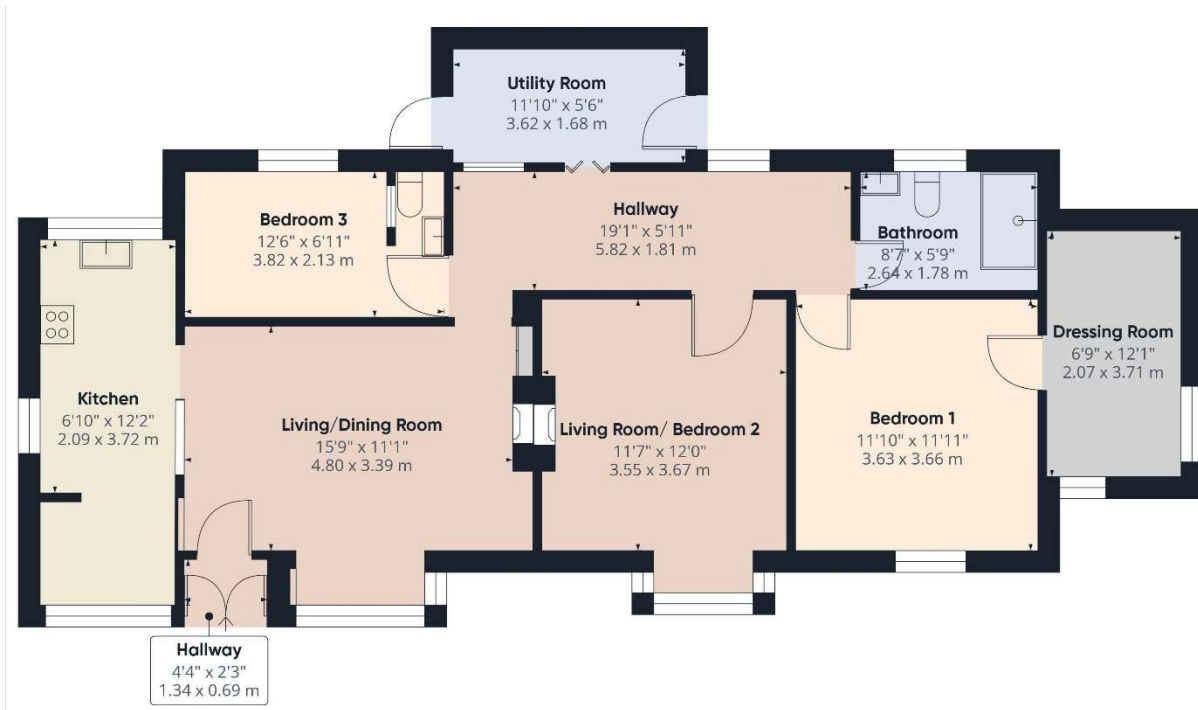
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Have a property to sell or let?

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.

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