



Bond
Oxborough
Phillips

Changing Lifestyles

14 St. Pauls Drive
Holsworthy
Devon
EX22 6FD

Guide Price: £295,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

14 St. Pauls Drive, Holsworthy, Devon, EX22 6FD



- DETACHED HOUSE
- 3 DOUBLE BEDROOMS (1 ENSUITE)
- 2 RECEPTION ROOMS
- OFF ROAD PARKING AND INTEGRAL GARAGE
- ENCLOSED REAR GARDEN
- AVAILABLE WITH NO ONWARD CHAIN
- WALKING DISTANCE TO TOWN CENTRE
- GREAT LINKS TO NORTH CORNISH COASTLINE AND OKEHAMPTON/A30.



Spacious 3-Bedroom Detached Home – No Onward Chain!

Situated within walking distance of the town centre and offering excellent transport links to the North Cornish coastline, Okehampton, and the A30, this well-presented detached property boasts three generous double bedrooms, including a master with ensuite, along with two versatile reception rooms ideal for both relaxing and entertaining. The residence also benefits from off-road parking, an integral garage, and a fully enclosed rear garden. 14 St. Pauls drive is Available with no onward chain.



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Situation

The residence occupies a quiet cul-de-sac position with this sought after and rapidly maturing development. The property is within a short walk of the town centre, which caters well for its inhabitants and surrounding hinterland with a good range of national and local shops. In addition, Holsworthy offers a full range of amenities including schools, library, park, health centre, sports hall, golf course, etc. Okehampton and Dartmoor are some 20 miles. The Cathedral and University of Exter is some 40 miles. The port and market town of Bideford is some 19 miles. The North Devon regional centre of Barnstaple is some 28 miles whilst the modern city centre of Plymouth is some 43 miles with Launceston being some 16 miles distant. Bude, on the North Cornish coast, is some 10 miles.

Directions

From the centre of Holsworthy, proceed along the A3072 towards Bude, after approx. 0.2 of a mile, take the right hand turn sign posted St. Peters Road (opposite Deer Park Nursing Home). Continue into St. Peters Road and take the left hand turn into St Pauls Drive and number 14 will be found after a short distance on the right hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.



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Internal Description

Entrance Hall - 15'9" x 3'2" (4.8m x 0.97m)

Kitchen - 10' x 8'9" (3.05m x 2.67m)

Living/Dining Room - 22'4" x 9' (6.8m x 2.74m)

Conservatory - 9'1" x 7'5" (2.77m x 2.26m)

Cloakroom - 6'8" x 2'9" (2.03m x 0.84m)

Utility Room - 8'11" x 5'11" (2.72m x 1.8m)

Garage - 18'8" x 8'7" (5.7m x 2.62m)

First Floor Landing - 17'1" x 6'4" (5.2m x 1.93m)

Bedroom 1 - 12'4" x 11'5" (3.76m x 3.48m)

Ensuite Shower Room - 8'9" x 6' (2.67m x 1.83m)

Bedroom 2 - 13'6" x 8'11" (4.11m x 2.72m)

Bedroom 3 - 11'5" x 7'5" (3.48m x 2.26m)

Bathroom - 8'4" x 8'2" (2.54m x 2.5m)

EPC Rating - EPC rating TBC.

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

Services - Mains water, electricity and drainage. Oil fired central heating.

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.

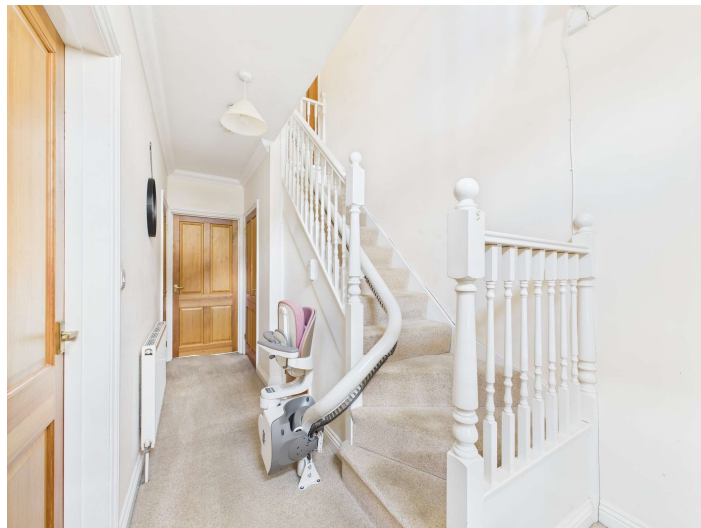
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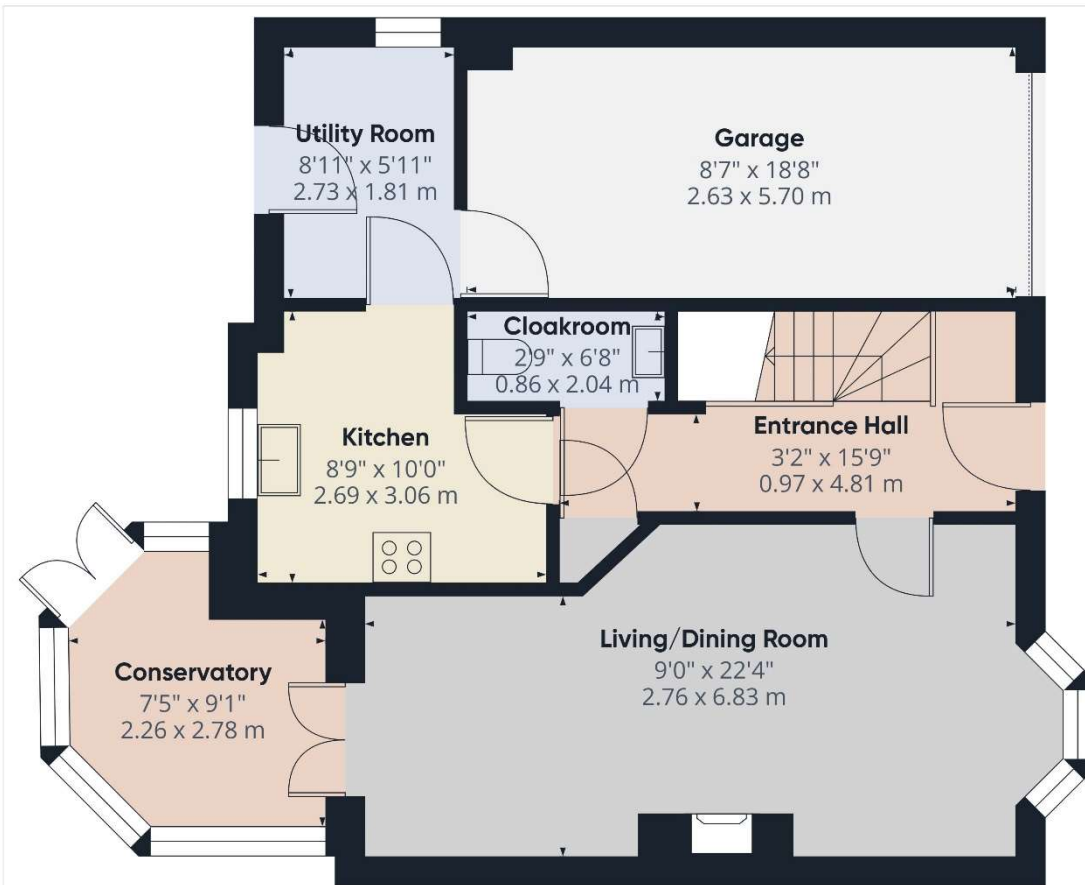
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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from 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.

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

Albion House

4 High Street

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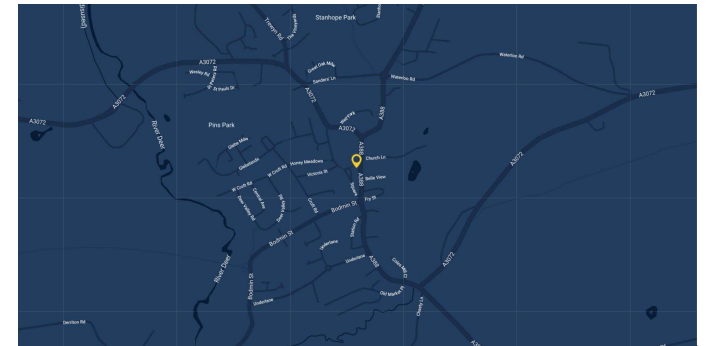
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to provide you with a free valuation of your home.

Please do not hesitate to contact
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for a free conveyancing quote and
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