



Bond
Oxborough
Phillips

Changing Lifestyles

20 Trewyn Park
Holsworthy
Devon
EX22 6LS

Asking Price: £375,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

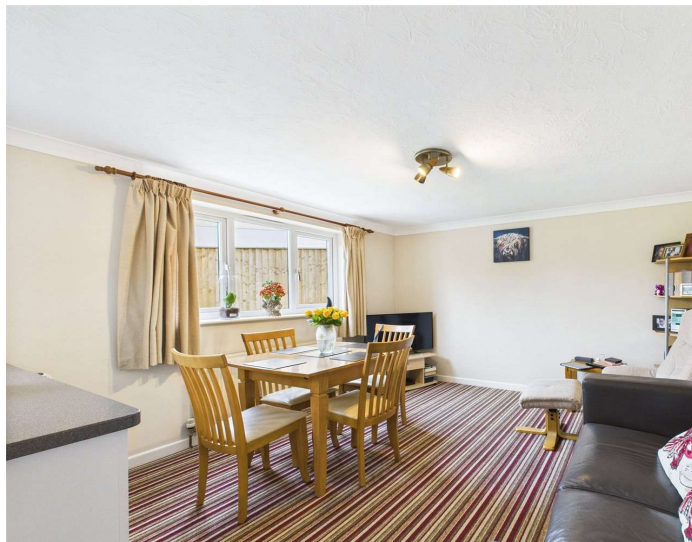


- DETACHED HOUSE
- 3 BEDROOMS
- OPEN PLAN KITCHEN/DINER/LIVING AREA
- SEPARATE LIVING ROOM
- OFF ROAD PARKING AND GARAGE
- GENEROUS CORNER PLOT
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO A RANGE OF AMENITIES
- GREAT LINKS TO THE NORTH CORNISH COASTLINE AND OKEHAMPTON/A30



Tucked away on a corner plot in a popular cul-de-sac, this detached three-bedroom house offers a great mix of space, comfort, and convenience. Inside, you'll find two good-sized reception rooms, giving you plenty of flexibility for family life or entertaining friends.

The residence benefits from off-road parking and a private driveway, along with single garage, along with a lovely corner plot wrapping around the property. The location is a real bonus too—just a short walk from local amenities and with easy access to the A30 and Okehampton, plus great links to the stunning North Cornish coastline.





Directions

From Holsworthy proceed on the A3072 towards Bude, after a short distance, past the M&S fuel station take the right hand turn into "Trewyn Park". Proceed into the development and take the first right hand turn, continue around to the right where the entrance drive to number 20 will be found on the left hand side with a Bond Oxborough Phillips for sale board clearly displayed.

Situation

This select residential development is conveniently situated on the edge of Holsworthy with its 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.



20 Trewyn Park, Holsworthy, Devon, EX22 6LS

Changing Lifestyles

Internal Description

Entrance Hall - 9' x 4'5" (2.74m x 1.35m)

Kitchen/Dining/Living Area - 24'2" x 11'2" (7.37m x 3.4m)

Separate Living Room - 15'6" x 11'7" (4.72m x 3.53m)

Cloakroom - 7'4" x 2'8" (2.24m x 0.81m)

First Floor Landing - 10'1" x 6'9" (3.07m x 2.06m)

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

Bedroom 2 - 11'7" x 9'11" (3.53m x 3.02m)

Bedroom 3 - 11'6" x 9'10" (3.5m x 3m)

Bathroom - 8' x 6'7" (2.44m x 2m)

EPC Rating - EPC rating TBC.

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

Council Tax Banding - Band 'D' (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.



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

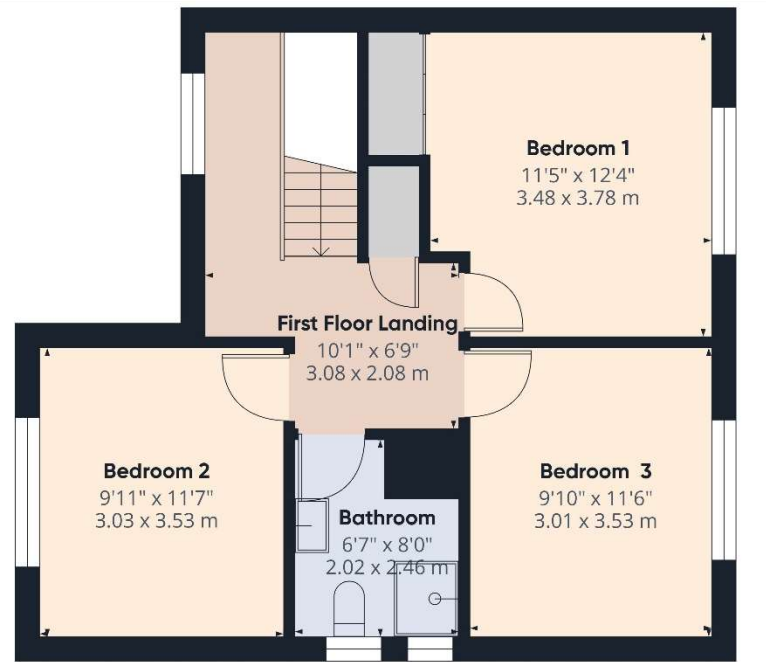
20 Trewyn Park, Holsworthy, Devon, EX22 6LS

Changing Lifestyles



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com



Ver
service levels.

n if
§ individual circumstances. We have carefully selected these associates for the quality of their work and customer
them we would receive a

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.

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

Albion House

4 High Street

Holsworthy

Devon

EX22 6EL

Tel: 01409 254 238

Email: holsworthy@bopproperty.com

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.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01409 254 238

for a free conveyancing quote and
mortgage advice.

