



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

27 Ruby Close  
Holsworthy  
Devon  
EX22 6FT

**Asking Price: £300,000**  
**Freehold**



Changing Lifestyles

01288 355 066  
[bude@bopproperty.com](mailto:bude@bopproperty.com)



27 Ruby Close, Holsworthy, Devon, EX22 6FT



- SEMI DETACHED TOWN HOUSE
- IMMACULATLY PRESENTED THROUGHOUT
- KITCHEN/DINER AND SEPARATE LIVING ROOM
- 3 BEDROOMS
- UTILITY ROOM
- INTEGRAL GARAGE & OFF ROAD PARKING
- ENCLOSED AND LANDSCAPED GARDEN
- SOLAR PANELS AND BATTERY
- LOVELY VIEWS OF THE SURROUNDING COUNTRYSIDE
- WALKING DISTANCE TO TOWN CENTRE
- GREAT LINKS TO NORTH CORNISH COASTLINE AND OKEHAMPTON/A30



**Bond Oxborough Phillips are pleased to present this beautifully maintained three-bedroom townhouse, conveniently located just a short walk from the town centre and local amenities, with stunning countryside views.**

**The property offers well presented, spacious and modern living across three floors. The ground floor includes an entrance hall with internal garage access, a utility room with appliance space, and a convenient downstairs W.C. On the first floor, you'll find a bright kitchen/dining room with integrated appliances, and a generous living room with French doors leading to a private, landscaped garden. The final floor offers 3 bedrooms and main bathroom.**

**Outside, the home boasts off-road parking for 1-2 vehicles, and a private and low-maintenance landscaped rear garden ideal for relaxing or entertaining.**

**The residence also has the distinct advantage of solar panels and battery.**

**Viewings are highly recommended to fully appreciate this delightful home.**



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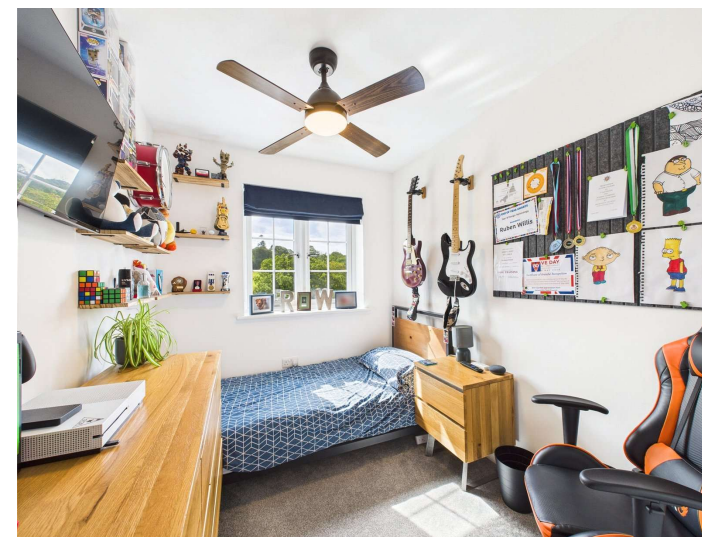
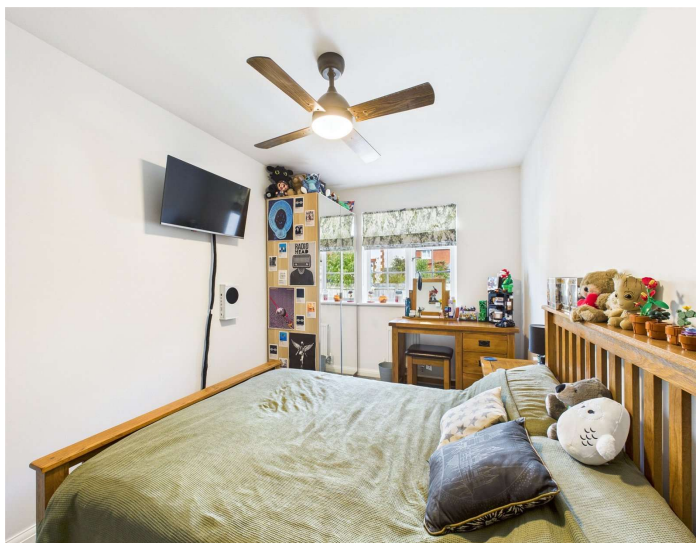


## Directions

From the centre of Holsworthy proceed along Fore Street into Chapel Street. The entrance to Old Market Place will be found at the bottom of the hill on the right hand side. Proceed into the development and take the first left hand turn onto Ruby Close. After a short distance, number 27 will be found on your right hand side.

## 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.



# Internal Description

**Entrance Hall** - 18'3" x 5'9" (5.56m x 1.75m)

**Utility Room** - 6'2" x 5'8" (1.88m x 1.73m)

**Cloakroom** - 5'8" x 3'4" (1.73m x 1.02m)

**Integral Garage** - 17'4" x 8'5" (5.28m x 2.57m)

**First Floor Landing** - 9'7" x 3'7" (2.92m x 1.1m)

**Kitchen/Diner** - 18'7" x 8'3" (5.66m x 2.51m)

**Living Room** - 15'3" x 9'11" (4.65m x 3.02m)

**Second floor landing** - 10' x 3'9" (3.05m x 1.14m)

**Bedroom 1** - 14'7" x 8'2" (4.45m x 2.5m)

**Bedroom 2** - 13'7" x 8'1" (4.14m x 2.46m)

**Bedroom 3** - 8'4" x 7' (2.54m x 2.13m)

**Bathroom** - 7' x 6'6" (2.13m x 1.98m)

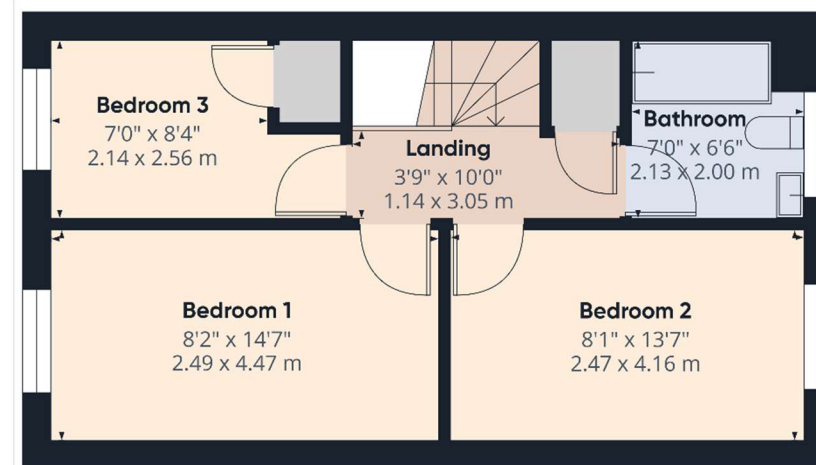
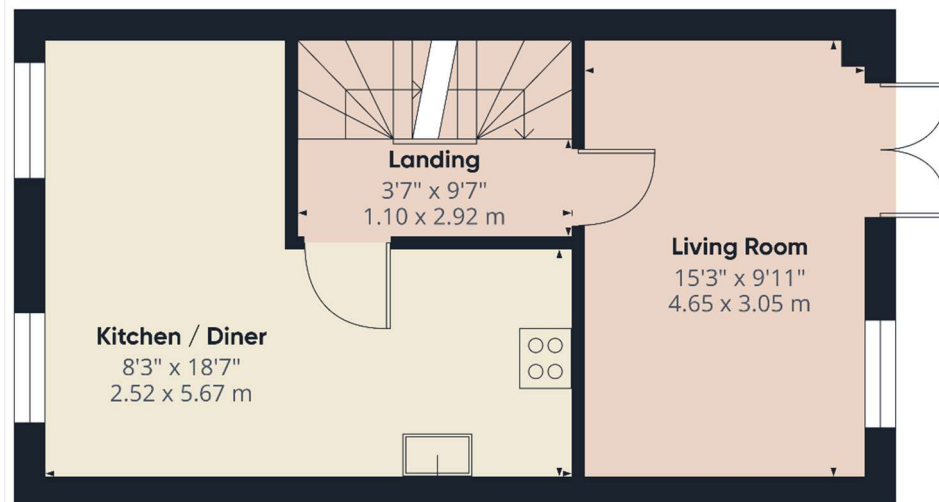
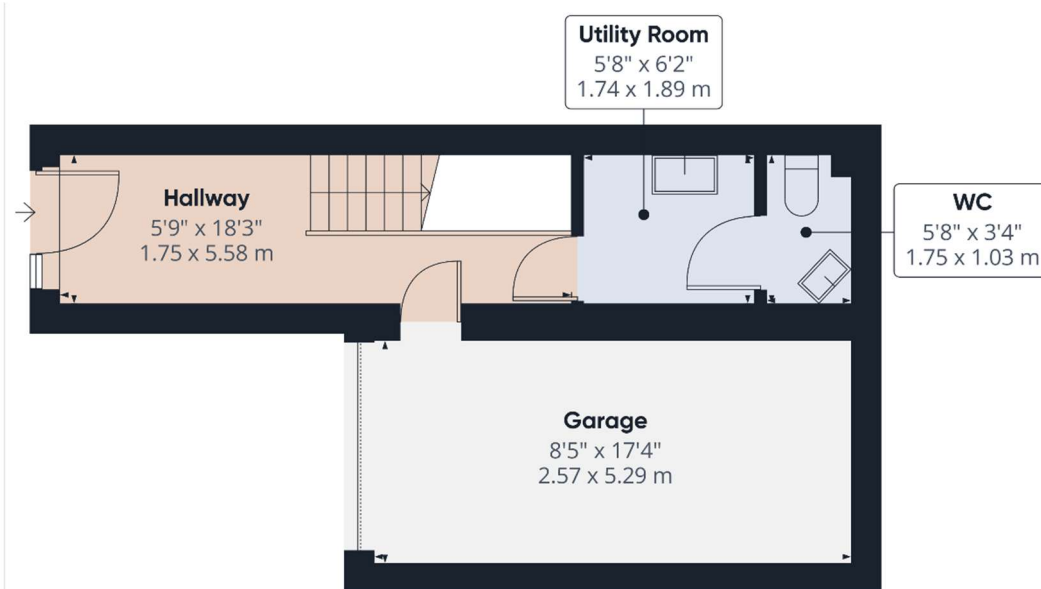
**EPC Rating** - EPC Rating for the property is currently a C (76) with potential to increase to a B (88).

**Services** - Mains water, electricity and drainage. Metered LPG gas from an onsite communal tank. Owned solar panels and battery.

**Agents Note** - Maintenance charges apply, price to be confirmed.

**Agent Notes** - 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.





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.



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

34 Queen Street  
Bude  
Cornwall  
EX23 8BB  
Tel: 01288 355 066  
Email: [bude@bopproperty.com](mailto:bude@bopproperty.com)

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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

**01288 355 066**

for a free conveyancing quote and  
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

