



Bond
Oxborough
Phillips

Changing Lifestyles

11 Derriton Road
Pyworthy
Holsworthy
Devon
EX22 6SZ

Asking Price: £235,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

11 Derriton Road, Pyworthy, Holsworthy, Devon, EX22 6SZ



- SEMI DETACHED HOUSE
- 2 RECEPTION ROOMS
- 3 BEDROOMS
- GENEROUS PLOT
- 2 OFF ROAD PARKING SPACES
- FRONT AND REAR GARDENS
- GARAGE/STORE ROOM
- SOUGHT AFTER VILLAGE LOCATION
- STUNNING VIEWS OF THE SURROUNDING COUNTRYSIDE & CHURCH
- CONVENIENTLY LOCATED BETWEEN HOLSWORTHY AND BUDE
- NO ONWARD CHAIN



A fantastic opportunity to purchase a three-bedroom semi-detached home in a sought-after village location, offered with no onward chain.

11 Derriton Road features two reception rooms, three good-sized bedrooms, and sits on a generous plot with both front and rear gardens. Enjoying lovely views of the surrounding countryside. While the property requires updating throughout, it boasts fantastic potential to create a wonderful family home.

Externally, the property benefits from 2 off road parking space, a garage/store room and plenty of outdoor space, making it ideal for families or those looking to extend (subject to planning). Positioned in a peaceful village setting, it offers the perfect blend of rural charm and convenient access to local amenities.



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Directions

From Holsworthy proceed along Bodmin Street signed Pyworthy/North Tamerton, and after 0.75 miles at the bottom of the hill on the outskirts of Holsworthy proceed over a small bridge and turn right signed Derriton. Follow this road for about 1.25 miles into Pyworthy and proceeding through the village for about 300 yards, 11 Derriton Road will be found on your left hand side.

Situation

11 Derriton Road enjoys a prime location towards the edge of the village and is within a level walk of the centre with its Popular Inn, and Village Hall. The bustling market town of Holsworthy is some 2 miles distant and caters well for its inhabitants with a comprehensive range of local and national shops, including a Waitrose supermarket, together with many amenities including regular bus services, library, park, health centre, indoor heated swimming pool, sports hall, bowling green, golf course, etc. Bude on the North Cornish coastline, famous for its safe, sandy, surfing beaches and wider range of shopping facilities, is some 9 miles distant, whilst for those wishing to travel further afield, Okehampton, the 'gateway to Dartmoor' is some 20 miles distant and offers a direct dual carriageway connection to the Cathedral City of Exeter with its inter-city rail and motorway links being some 40 miles distant.



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Internal Description

Entrance Hall - 10'5" x 6'10" (3.18m x 2.08m)

Living Room - 15'6" x 10'6" (4.72m x 3.2m)

Kitchen - 12'11" x 10'5" (3.94m x 3.18m)

Dining Room - 10'5" x 9'4" (3.18m x 2.84m)

Inner Hallway - 12'4" x 2'11" (3.76m x 0.9m)

Garage/store room - 11'4" x 8'11" (3.45m x 2.72m)

Cloakroom - 5'4" x 3' (1.63m x 0.91m)

First Floor Landing - 7' x 6'3" (2.13m x 1.9m)

Bedroom 1 - 16'1" x 9'2" (4.9m x 2.8m)

Bedroom 2 - 10'11" x 10'4" (3.33m x 3.15m)

Bedroom 3 - 11'4" x 8'2" (3.45m x 2.5m)

Shower Room - 6'2" x 5'5" (1.88m x 1.65m)

Services - Mains water, electric and drainage. Oil fired AGA supplying the hot water, accompanied with an emersion tank.

EPC Rating - EPC Rating F (24) with the potential to be E (47). Valid until September 2035.

Council Tax Banding - TBC.

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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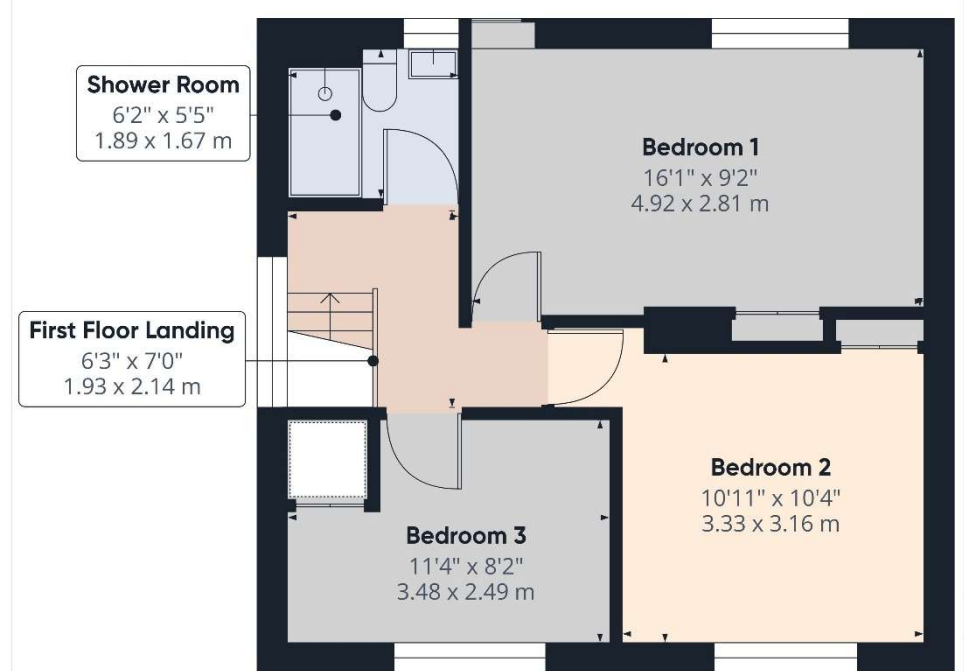
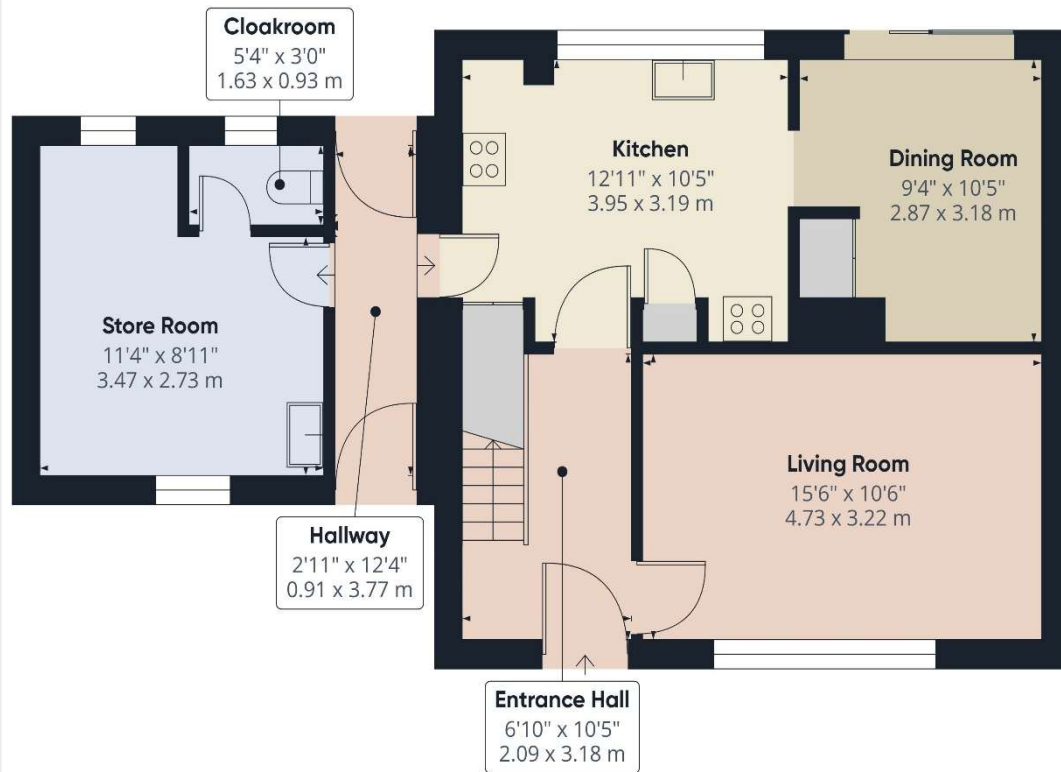


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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from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

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | 47 E |
| 21-38 | F | 24 F | |
| 1-20 | G | | |

