



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 The Gardens  
Brandis Corner  
Holsworthy  
Devon  
EX22 7YP

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



Changing Lifestyles

01409 254 238  
[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)



## 2 The Gardens, Brandis Corner, Holsworthy, Devon, EX22 7YP



- DETACHED HOUSE
- 2 RECEPTION ROOMS
- CONSERVATORY
- 3 DOUBLE BEDROOMS (1 ENSUITE)
- WELL PRESENTED THROUGHOUT
- SPACIOUS AND VERSATILE ACCOMMODATION
- LOW MAINTENANCE AND PRIVATE REAR GARDEN
- OFF ROAD PARKING AND INTEGRAL GARAGE
- EPC RATING D & COUNCIL TAX BAND D



A well-proportioned and attractively presented detached house, offering spacious and versatile accommodation ideal for modern family living. The ground floor features a welcoming living room, a generous kitchen/diner perfect for family meals or entertaining, and a bright conservatory that opens onto the rear garden. There is also a separate utility room and a convenient cloakroom.

Upstairs, the property offers three double bedrooms, including a principal bedroom with en-suite shower room, along with a well-appointed family bathroom.



The property is situated in a small and peaceful cul-de-sac, occupying a low-maintenance plot with off-road parking for two vehicles to the front, a pretty flower garden to the side, and a fully enclosed and private rear garden. An integral garage provides additional practicality and storage.

The residence is well located for easy access to Holsworthy, Okehampton, and the A30, this home offers the perfect balance of quiet residential living with excellent transport links.

Changing Lifestyles

01409 254 238  
[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)



Built in 2002 and constructed to a high specification with brick exterior and PVCu double glazed small paned sash windows, is this spacious property offering accommodation briefly comprising: Entrance Porch, Entrance Hall, Sitting Room, Kitchen/Dining Room, Conservatory, Utility Room, WC, First Floor Landing, Master Bedroom with En-Suite, 2 Further Good Sized Bedrooms, and Family Bathroom.

Brandis Corner is a small hamlet comprising a cluster of houses/bungalows and the Bickford Arms Inn, located approximately 4 miles east of the historical livestock and market town of Holsworthy, and some 9 miles west of another Devon market town called Hatherleigh. The villages of Bradford and Halwill lie respectively a few miles north and south. The coastal resort of Bude is only 12 miles away to the west, while Okehampton, the gateway to Dartmoor, is just 16 miles to the south-east. Other nearby places of interest are Launceston, and Exeter and Plymouth which are only around 1 hours drive away. Local facilities in Holsworthy include national and local shops, library, indoor swimming pool, sports hall, health centre, small theatre, and golf course etc. Surrounding Brandis Corner there are many acres of forestry land with permits for riding etc available along with the nearby National Trust Dunsland House Estate which provides lovely walks through period parkland.





2 The Gardens, Brandis Corner, Holsworthy, Devon, EX22 7YP

Changing Lifestyles

# Internal Description

## Entrance Porch

**Entrance Hall** - 5'1" x 5' (1.55m x 1.52m)

**Living Room** - 15'11" x 12'5" (4.85m x 3.78m)

**Kitchen/Dining Room** - 21'9" x 7'9" (6.63m x 2.36m)

**Conservatory** - 16'6" x 8'1" (5.03m x 2.46m)

**Utility Room** - 4'10" x 4'4" (1.47m x 1.32m)

**Cloakroom** - 5'2" x 4'10" (1.57m x 1.47m)

**First Floor Landing** - 17' x 5'11" (5.18m x 1.8m)

**Bedroom 1** - 14'6" x 11' (4.42m x 3.35m)

**En-suite** - 8'11" x 5'4" (2.72m x 1.63m)

**Bedroom 2** - 11'8" x 9'4" (3.56m x 2.84m)

**Bedroom 3** - 11'8" x 9'5" (3.56m x 2.87m)

**Bathroom** - 10' x 6'5" (3.05m x 1.96m)

**Garage** - 17'3" x 10'9" (5.26m x 3.28m)

**Services** - Mains water and electricity. Private drainage via a shared treatment plant.

**EPC Rating** - EPC rating D (65) with the potential to be C (76). Valid until August 2033.

**Council Tax Banding** - Council Tax 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.

## Directions

From the centre of Holsworthy proceed on the A3072 Hatherleigh for 4 miles and upon reaching Brandis Corner turn left towards Shebbear. After approximately 150 yards take the first left hand turning into The Gardens where No.2 will be found on the right hand side.



Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com







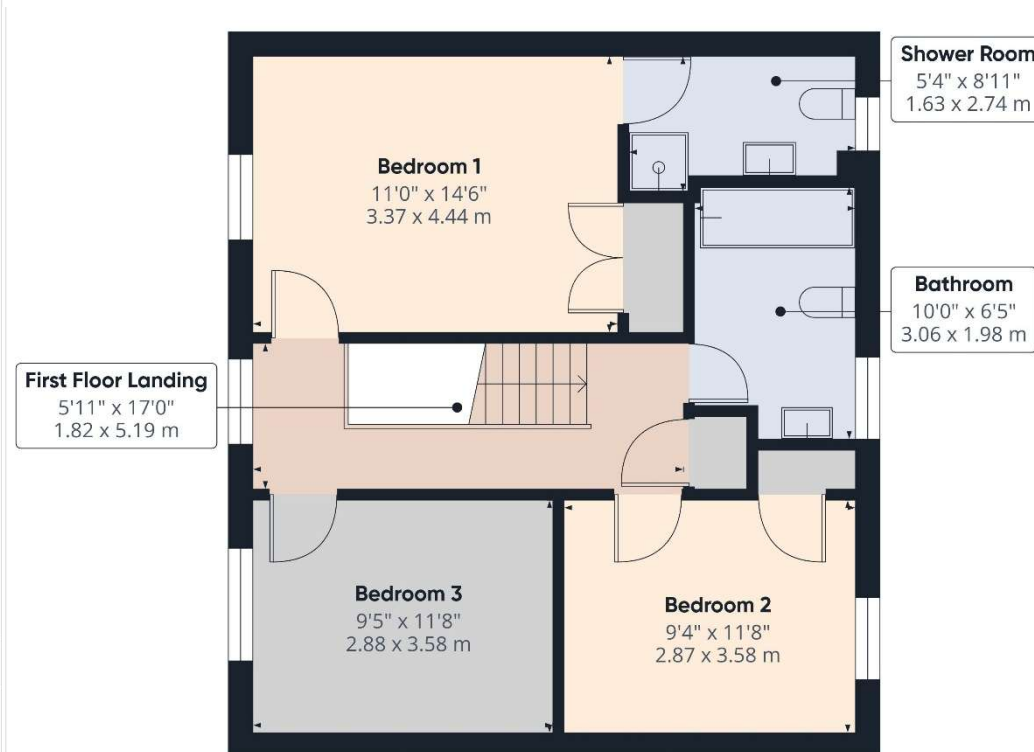
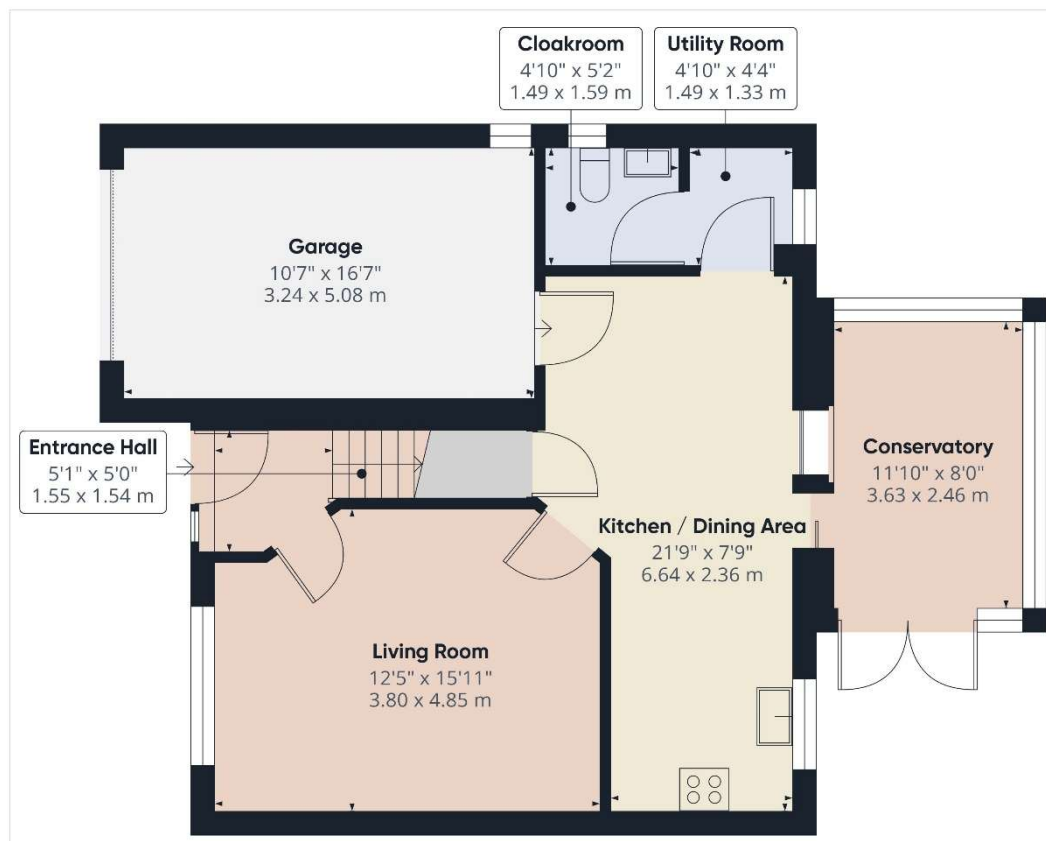
2 The Gardens, Brandis Corner, Holsworthy, Devon, EX22 7YP



Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com

2 The Gardens, Brandis Corner, Holsworthy, Devon, EX22 7YP



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.

Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com



# 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](mailto: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		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

