



Bond
Oxborough
Phillips

Changing Lifestyles

2 Keephills Bungalows
Holsworthy
Devon
EX22 6NQ

Asking Price: £225,000
Freehold



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01409 254 238
holsworthy@bopproperty.com

2 Keephills Bungalows, Holsworthy, Devon, EX22 6NQ



- SEMI DETACHED BUNGALOW
- NON-TRADITIONAL CONSTRUCTION
- 2 BEDROOMS
- 2 RECEPTION ROOMS
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- CAR PORT/GARAGE AND STORE ROOM
- GENEROUS PLOT EXTENDING TO 0.17 OF AN ACRE
- EDGE OF TOWN LOCATION
- DEVELOPMENT POTENTIAL SUBJECT TO GAINING NECESSARY CONSENTS
- AVAILABLE WITH NO ONWARD CHAIN



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Situated just a short distance from the bustling market town of Holsworthy and its excellent range of amenities, is this non-traditional, timber frame semi-detached bungalow, offering two well-proportioned bedrooms and two reception rooms.

The property is set within a generous plot extending to approximately 0.17 of an acre, and benefits from a useful garage/car port and an additional store room, offering exciting development potential subject to any necessary planning consents. Available with no onward chain.

Directions

From the centre of Holsworthy proceed on the A388 Launceston road for approximately 1 mile and the property will be found on the left hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

Situation

Keephills Close occupies a prominent position only 1 mile from the bustling market town 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.

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

Kitchen - 10' x 7'6" (3.05m x 2.29m)

Living / Dining Room - 24'3" x 10'4" (7.4m x 3.15m)

Conservatory - 13'1" x 6'8" (4m x 2.03m)

Bedroom 1 - 10'8" x 9'6" (3.25m x 2.9m)

Bedroom 2 - 10'5" x 8'9" (3.18m x 2.67m)

Shower Room - 6'9" x 6'5" (2.06m x 1.96m)

Rear Porch - 7'2" x 5' (2.18m x 1.52m)

Car Port - 25'6" x 9'10" (7.77m x 3m)

Garage - 17'6" x 12'5" (5.33m x 3.78m)

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Store Room - 12'4" x 7'4" (3.76m x 2.24m)

Services - Mains water and electric. Shared private drainage.

EPC Rating - EPC rating TBC.

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

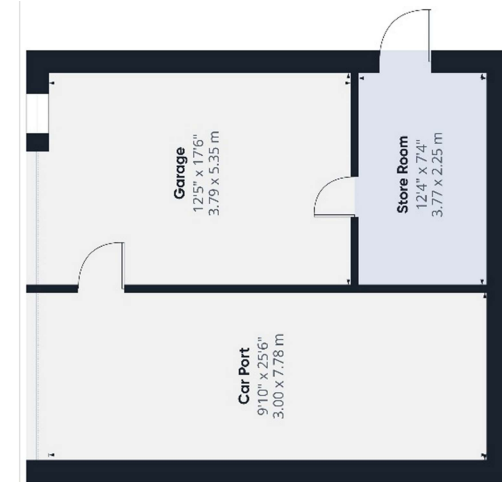
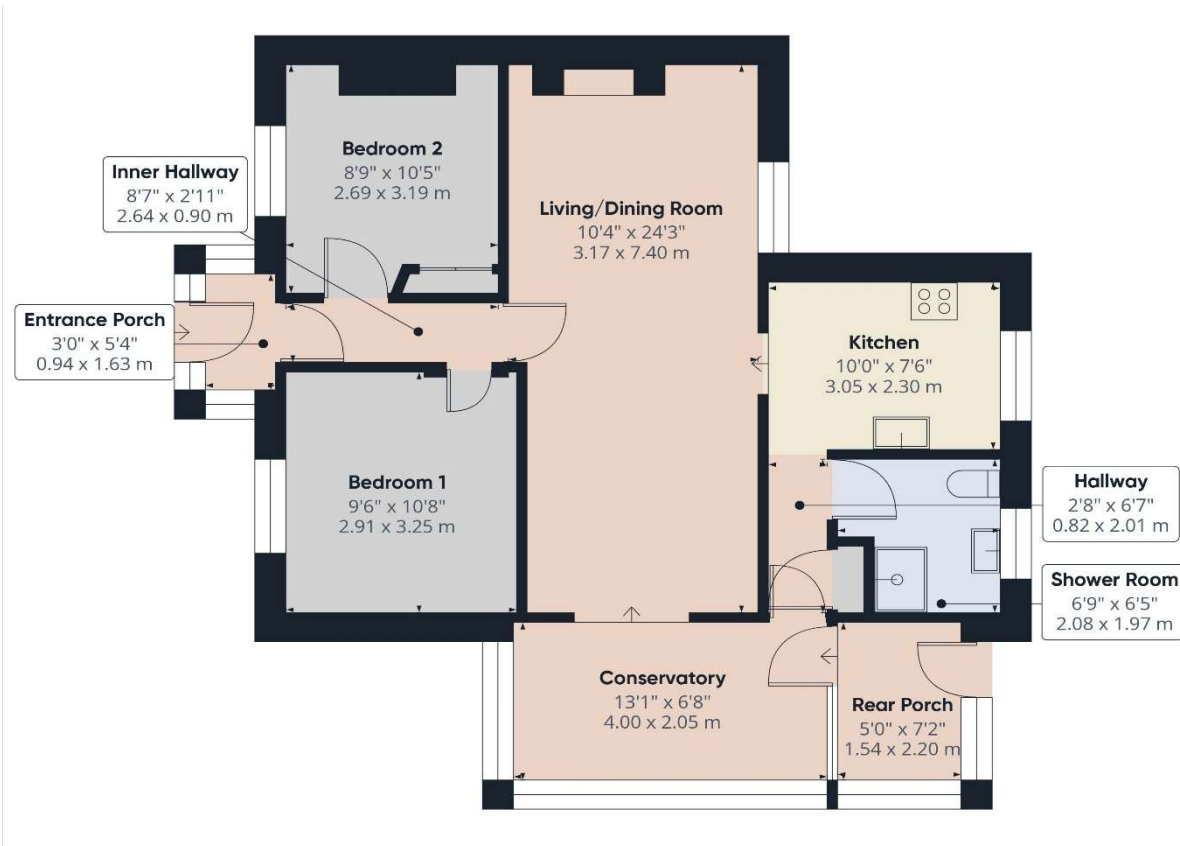
Agents Note - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out 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.



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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.

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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