

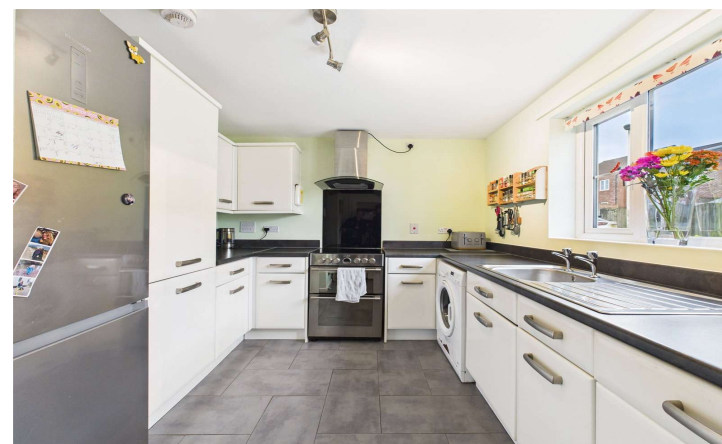


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

43 Craddock Close  
Holsworthy  
Devon  
EX22 6EY

**Asking Price: £78,750**  
**Leasehold**



Changing Lifestyles

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



43 Craddock Close, Holsworthy, Devon, EX22 6EY



- SEMI DETACHED HOUSE
- PART BUY/PART RENT
- WELL PRESENTED THROUGHOUT
- SPACIOUS ACCOMMODATION
- 3 BEDROOMS
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- WALKING DISTANCE TO TOWN CENTRE
- GOOD LINKS TO THE NORTH CORNISH COASTLINE



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**An exciting opportunity to purchase a 35% share in this well presented semi-detached home, with the option to staircase up to 100% ownership in the future. The property offers spacious and well-presented accommodation throughout, making it ideal for first-time buyers or those seeking an affordable step onto the property ladder.**

**The ground floor comprises a modern fitted kitchen, a bright and airy open-plan dining/living room, and a cloakroom. On the first floor, there are three well-proportioned bedrooms and a family bathroom.**

**Outside, the property benefits from off-road parking and a fully enclosed rear garden, providing a safe and private space for relaxing or entertaining.**

**Conveniently located within walking distance of local amenities, the home enjoys excellent transport links to Launceston, Okehampton, and the A30, while the stunning North Cornish coastline is also within easy reach.**

**Entrance Hall** - 12'3" x 6'3" (3.73m x 1.9m)

**Kitchen** - 11'2" x 8'10" (3.4m x 2.7m)

**Dining/Living Room** - 17'9" x 13' (5.4m x 3.96m)

**Cloakroom** - 8' x 3'2" (2.44m x 0.97m)

**First Floor Landing** - 9'8" x 6'6" (2.95m x 1.98m)

**Bedroom 1** - 14'1" x 9'2" (4.3m x 2.8m)

**Bedroom 2** - 11'6" x 10'11" (3.5m x 3.33m)

**Bedroom 3** - 9'3" x 8'4" (2.82m x 2.54m)

**Bathroom** - 6'6" x 5'6" (1.98m x 1.68m)

**EPC Rating** - EPC rating TBC.

**Council Tax Banding** - Council Tax Band "C" (please note this council band may be subject to reassessment).

**Services** - Mains electric, water and drainage.

**Leasehold Information** - 125 year lease, granted in June 2011. 110 years remaining with the end date of June 2136.

**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.

**Eligibility** - You can apply to buy the home if both of the following apply:  
- your household income is £80,000 or less

## Changing Lifestyles

- you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs.

One of the following must also be true:

- You're a first time buyer
- you used to own a home but cannot afford to buy one now
- you're forming a new household; for example, after a relationship breakdown
- You're an existing shared owner, and you want to move
- you own a home and want to move but cannot afford to buy a new home for your needs

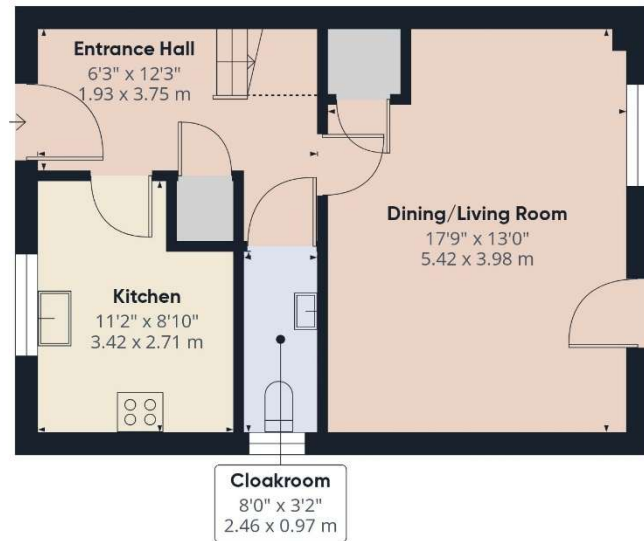
If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.

As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

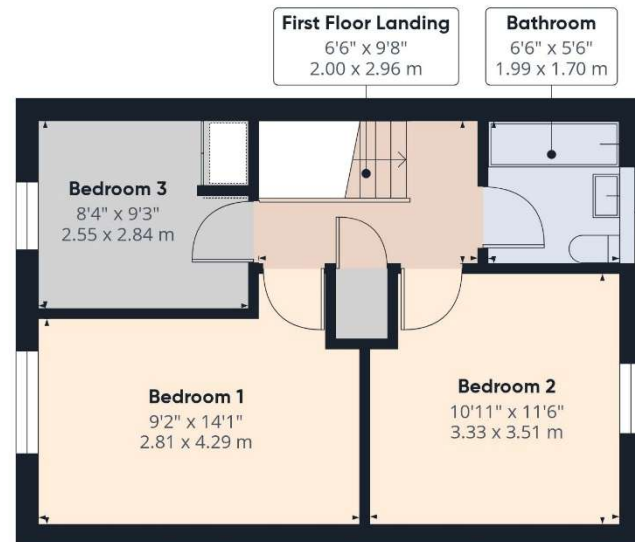


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Floor 0



## Directions

From the centre of Holsworthy proceed in the Bideford direction passing straight through the mini-roundabout, take the left hand turn, signed "Hospital". Proceed along this road for about 200 yards and take the third turning on the right into Craddock Close. Take the first right hand turn, continue on this road for a short distance the property will be found on the right hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.

## Situation

The bustling market town of Holsworthy has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket. 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.

## 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.