

Robins Nest
Dunks Lane
Clawton
Holsworthy
Devon
EX22 6GF

Asking Price: £85,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Robins Nest, Dunks Lane, Clawton, Holsworthy, Devon, EX22 6GF



- LOCAL AFFORDABLE DISCOUNTED RESIDENCE
- NEW BUILD, SEMI DETACHED HOUSE
- SOLAR PANELS AND AIR SOURCE HEAT PUMP
- OFF ROAD PARKING
- ENCLOSED AND PRIVATE GARDEN
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- 1 GENEROUS BEDROOM
- BATHROOM & CLOAKROOM
- AVAILABLE WITH NO ONWARD CHAIN



Directions

From Holsworthy proceed on the A388 Launceston road for approx. 3 miles, and upon reaching Clawton proceed through the village, take the right hand turn onto Dunks Lane (opposite the primary school) and Robins Nest will be found after a short distance on the left hand side with its name plaque clearly displayed.

Situation

The friendly village of Clawton has a local primary school Ofsted rated as Outstanding. A short drive away will be found the bustling market town of Holsworthy with its 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 12 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 12 miles distant. Holsworthy is in the heart of Ruby Country, named after the famous local Red Ruby cattle.



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Robins Nest, Dunks Lane, Clawton, Holsworthy, Devon, EX22 6GF

A rare and exciting opportunity to acquire this newly built, modern, and eco-friendly 1-bedroom semi-detached residence, set within a small, attractive development in the popular village of Clawton.

Robins Nest offers well-planned accommodation comprising an entrance hall, open-plan kitchen/dining and living area, and cloakroom on the ground floor. Upstairs, there is a generous double bedroom and a modern bathroom. The property has been finished to a high standard and benefits from underfloor heating downstairs, an air source heat pump, and solar panels, combining comfort with energy efficiency.

Externally, the home features off-road parking to the front and a private, enclosed rear garden, ideal for relaxing or entertaining.

Offered at a discounted price, the property comes with a local connection restriction, making it an ideal first-home opportunity for someone from the local area looking to get onto the property ladder.

Entrance Hall - 5'3" x 4'7" (1.6m x 1.4m)

Open Plan Kitchen/Dining/Living Room - 21'9" x 9'3" (6.63m x 2.82m)

Cloakroom - 5'9" x 3' (1.75m x 0.91m)

Bedroom - 14'6" x 12'7" (4.42m x 3.84m)

Bathroom - 9'6" x 6'10" (2.9m x 2.08m)

Services - Mains water and electric. Solar panels and air source heat pump. Underfloor heating on the ground floor and radiators on the first floor. Shared private drainage. Superfast Broadband.

EPC Rating - EPC rating TBC.

Council Tax Banding - Council Tax Banding TBC.

Agents Note - Local Connection Criteria:

- being permanently a resident therein for six of the last twelve months, or three out of the last five years; or
- in permanent full-time or part time (minimum 16 hour contract per week) work therein for 6 months. This may include the need to move into the district in connection with permanent employment (minimum 16 week contract) where commuting from the person existing home is accepted by the council as unreasonable. In all cases there should be no break in the period of employment for more than 3 months over the relevant period; or
- have family connections in the District. Reflecting the Local Government Association guidelines this is

Changing Lifestyles

normally defined as the applicant, or a member of their household has parents, adult children or brother and sisters who have been a resident in the District for at least the last five years; or

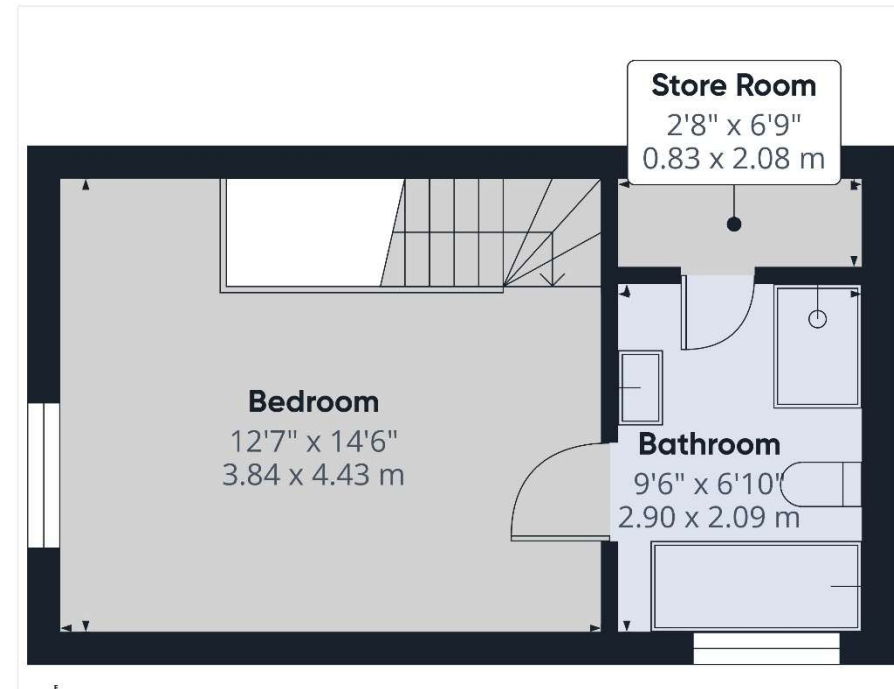
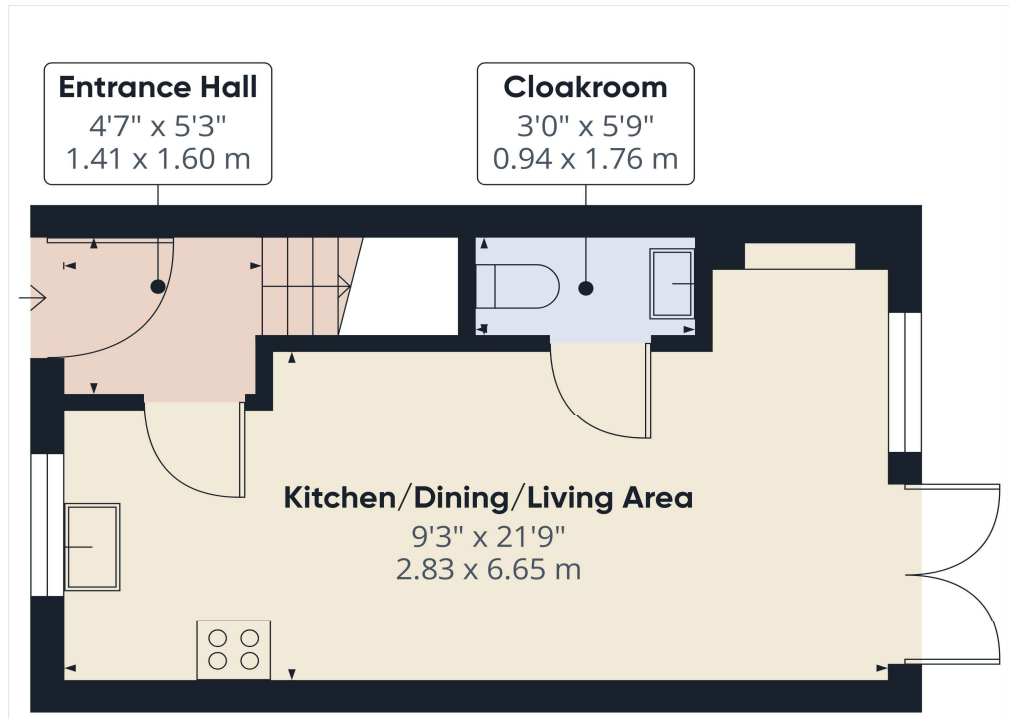
- other categories or relationships may be considered by the Council including foster relationships where clear evidence of the frequent contact, commitment dependency is shown; or
- other special circumstances which create a link to the District (not including residence in a hospital armed forces accommodation, holiday let or person or rehabilitation facility) and having been first verified in writing by the Council as having such a special circumstance and this may include the need to reside medical support or (with the approval of the Council) some other form of special support.



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Robins Nest, Dunks Lane, Clawton, Holsworthy, Devon, EX22 6GF



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.

Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com