



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

45 Old Market Place  
Holsworthy  
Devon  
EX22 6FS

**Asking Price: £270,000**



**Changing Lifestyles**

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



45 Old Market Place, Holsworthy, Devon, EX22 6FS



- HIGHLY SOUGHT-AFTER DEVELOPMENT
  - 3 BEDROOMS (1 ENSUITE)
  - SEMI-DETACHED
  - OFF-ROAD PARKING FOR 2 VEHICLES
- SPACIOUS ACCOMODATION THROUGHOUT
- WALKING DISTANCE TO A RANGE OF LOCAL AMENITIES
- ENCLOSED AND PRIVATE REAR GARDEN
  - EPC AND COUNCIL TAX BAND = C



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## Overview

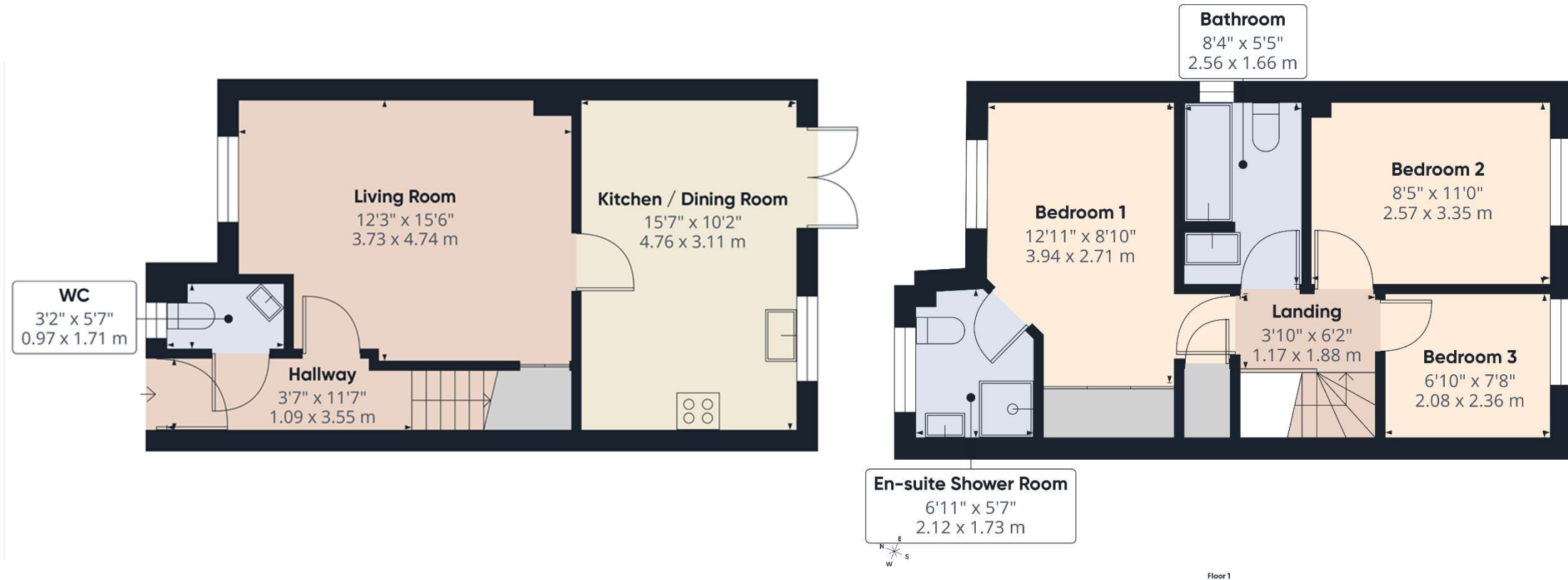
Situated within the highly sought-after Cavanna residential development, Bond Oxborough Phillips are delighted to present 45 Old Market Place. This well-presented home offers spacious and versatile accommodation throughout and is located just a short walk from the bustling town centre of Holsworthy.

Upon entering, you are welcomed by an inner hallway with access to the first floor, the downstairs W.C., and the living room. The living room is bright and airy, benefitting from generous natural light through the front-elevation window. Completing the ground floor is a modern kitchen/dining room. A range of integrated appliances complement the space, including an inset oven with gas hob and extractor fan. There is under-counter space for white goods, as well as ample room for a freestanding fridge-freezer. Double-glazed French doors open onto the rear garden, offering easy indoor-outdoor living—ideal for those perfect summer evenings.

Upstairs, the property boasts three bedrooms (two doubles), one of which enjoys its own en-suite shower room. The master bedroom provides plenty of space for a double bed, along with a built-in wardrobe offering generous storage. The contemporary en-suite features an electric shower, low-flush W.C., and pedestal hand basin. A family bathroom completes the first floor, comprising a shower over bath, low-flush W.C., and hand basin.

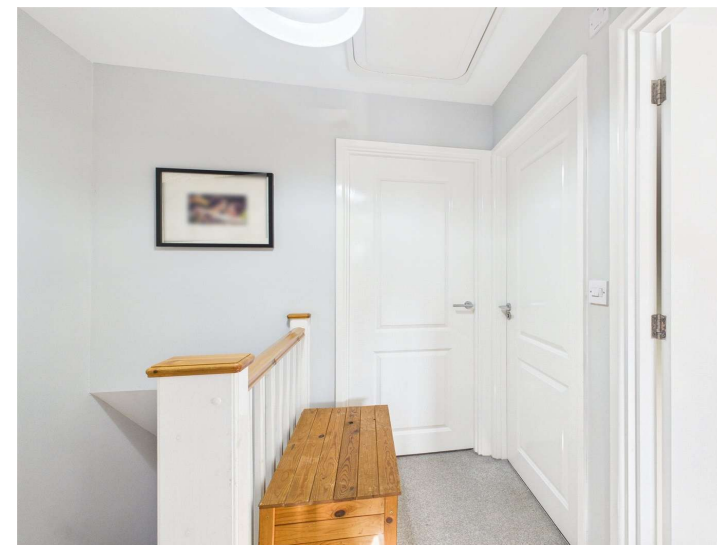
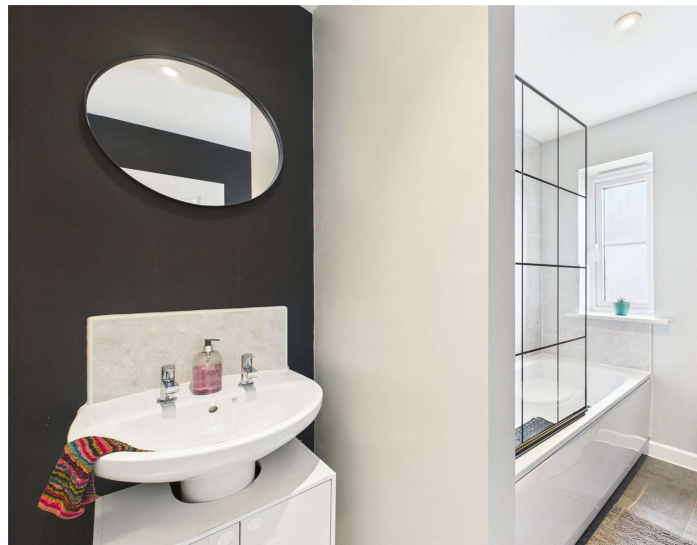
Externally, the property benefits from two off-road parking spaces, with gated side access leading to the rear garden. Directly off the kitchen's French doors is a patio area, perfect for alfresco dining. A storage shed sits toward the rear boundary, with the remaining garden offering ample space suitable for a variety of uses.

This well-maintained home is ideal for a wide range of buyers—whether you are seeking to upsize, purchase your first family home, or enjoy close proximity to local amenities. A viewing is highly recommended to appreciate the space and quality on offer.





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### Area Information

Nestled in the heart of the beautiful Devon countryside, Holsworthy is a thriving market town offering a wonderful blend of rural charm and modern convenience. With a strong sense of community, excellent local amenities, and a weekly pannier market, Holsworthy is a popular choice for families, retirees, and those seeking a quieter pace of life without sacrificing connectivity.

The town benefits from a range of independent shops, cafes, a supermarket, healthcare facilities, and well-regarded schools. For outdoor enthusiasts, the nearby Ruby Country offers a network of scenic walking and cycling routes, while the stunning North Devon and Cornwall coastlines – including Bude and Widemouth Bay – are just a short drive away, perfect for beach days, surfing, or coastal walks.

Surrounding villages such as Bradworthy, Pyworthy, and Bridgerule each offer their own unique charm and community spirit, with traditional pubs, village halls, and picturesque countryside views.

With easy access to larger centres such as Bideford, Launceston, and Barnstaple, and good transport links via the A30 and A39, Holsworthy is ideally located for those seeking a peaceful lifestyle with the benefit of connectivity.

### Directions

From the centre of Holsworthy proceed along Fore Street into Chapel Street. The entrance to Old Market Place will be found at the bottom of the hill on the right hand side. Proceed into the development and continue up through past the entrance to Ruby Close. No.45 will be found on the left hand side with its number plaque clearly displayed.

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 and 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 available 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.

### Agent Notes

Maintenance charges apply, price to be confirmed.

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.

### Services

Mains water, electricity and drainage. Metered LPG gas from an onsite communal tank.

### EPC Rating

The EPC Rating for the property is currently a 'C' (77) with potential to extend to a 'B' (91).

### Council Tax Band

The council tax band for the property is a 'C' (please note this council band may be subject to reassessment).

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# We are here to help you find and buy your new home...

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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.

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             |         | 91 B      |
| 69-80 | C             | 77 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

