



Bond
Oxborough
Phillips

Changing Lifestyles

33 Stanhope Close
Holsworthy
Devon
EX22 6HT

Asking Price: £220,000
Freehold



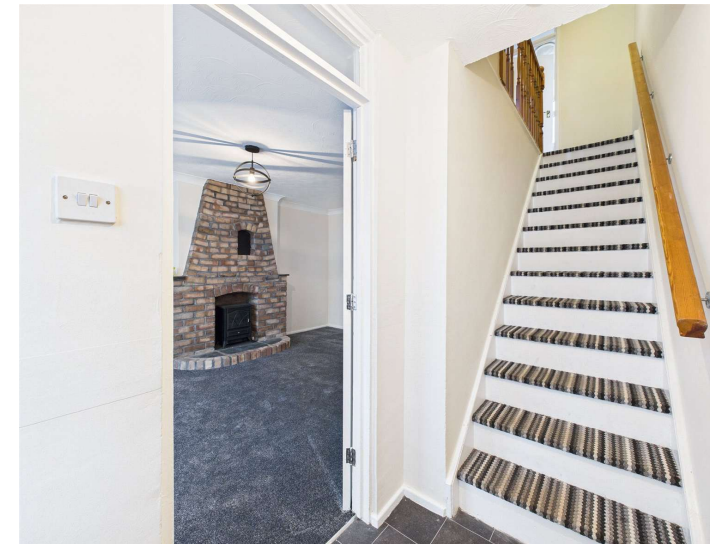
Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

33 Stanhope Close, Holsworthy, Devon, EX22 6HT



- CONVENIENT TOWN LOCATION
 - OWNED SOLAR PANELS
 - 3 BEDROOMS
 - NEW CARPETS THROUGHOUT
- OFF ROAD PARKING FOR 2 VEHICLES
- ENCLOSED AND SPACIOUS REAR GARDEN
 - MID TERRACE HOUSE
 - COUNCIL TAX BAND = A
- GREAT LINKS TO THE NORTH CORNISH COASTLINE AND OKEHAMPTON/A30
 - NO ONWARD CHAIN



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Overview

33 Stanhope Close presents an excellent opportunity for a wide range of buyers, including first-time purchasers and investors whilst being available with NO ONWARD CHAIN! This well-proportioned home benefits from a generous rear garden, off-road parking for two vehicles, and is conveniently positioned just a short walk from Holsworthy's vibrant town centre.

Upon entering, you are welcomed by an inner hallway providing access to the first floor and leading through to the main living area. The bright and inviting lounge enjoys a large front-facing window that floods the space with natural light, complemented by a charming feature fireplace.

To the rear, the recently renovated kitchen/dining room offers direct access to the garden. The kitchen includes an inset oven and electric hob, with ample room for a dining table—creating an ideal setting for family meals or entertaining guests.

The first-floor hosts three bedrooms—two generously sized doubles with space for additional storage furniture, and a versatile third bedroom perfect for use as a home office or study. The family bathroom comprises an electric shower over the bath, a pedestal wash basin, and a low-flush WC.

Externally, the property features two off-road parking spaces to the front and a well-sized, enclosed rear garden. The garden includes a brick-built storage shed and a patio area leading directly from the dining room—perfect for alfresco dining and summer socialising. The home further benefits from eight owned solar panels (four to the front and four to the rear), offering improved energy efficiency.

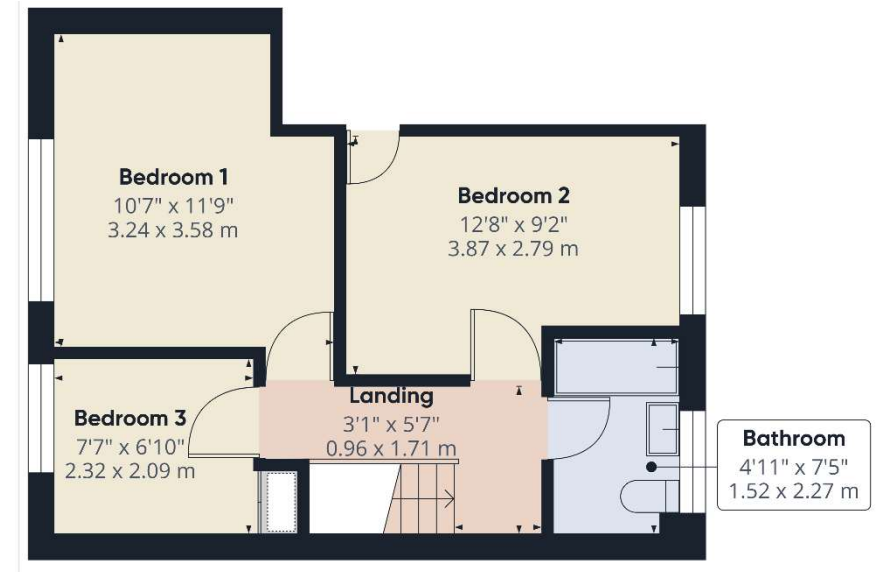
A viewing is highly recommended to fully appreciate the versatility and appeal of this well-located home.

Agent Notes - 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.

EPC Rating - The EPC Rating for the property is currently an 'E' (50) with potential to increase to a 'C' (79).

Council Tax Band - The council tax band for the property is an 'A' (please note this council band may be subject to reassessment).

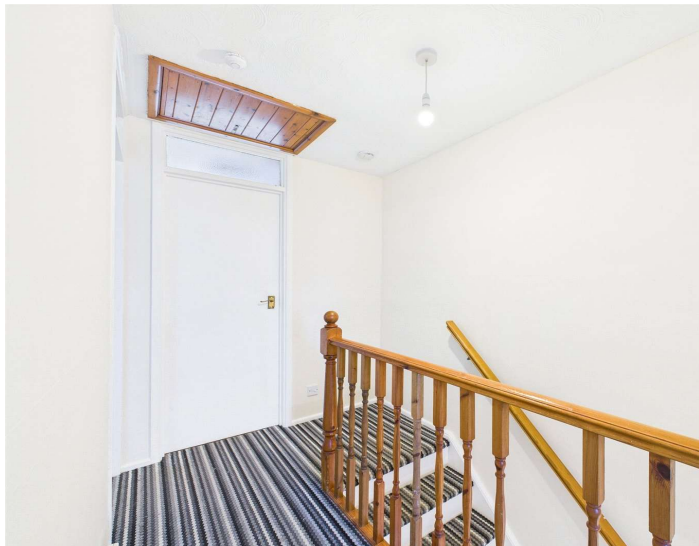


Approximate Total Area:

- Ground Floor = 37.2 m²
- First Floor = 33.3 m²

Total Area = 70.5 m²

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Area Information

The bustling market town of Holsworthy has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket and M&S. 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. In addition to that, the residence is situated just a short distance from the nearby park and sport pavilion.



Directions

From the centre of Holsworthy proceeded out of town towards Bideford and proceeding straight across the mini-roundabout take the next left hand turning signed hospital. Proceed for about 300 yards turning left into Stanhope Close where upon number 33 will be found after a short distance on the left hand side with a Bond Oxborough Phillips "For Sale" Board 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.

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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		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

