



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

10 Wesley Road  
Holsworthy  
Devon  
EX22 6FE

**Guide Price: £269,000 Freehold**



*Changing Lifestyles*

01409 254 238

[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)



- SPACIOUS SEMI-DETACHED HOUSE
- 3 BEDROOMS (MASTER EN-SUITE)
- ARRANGED OVER 3 FLOORS
- 2 RECEPTION ROOMS
- OFF ROAD PARKING
- LOW MAINTENANCE REAR GARDEN
- SOUGHT AFTER RESIDENTIAL DEVELOPMENT
- VERSATILE ACCOMMODATION



Changing Lifestyles

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

## Overview

**Bond Oxborough Phillips are delighted to present this spacious and versatile three-storey semi-detached home, offering generous accommodation throughout. With three well-proportioned double bedrooms — including a top-floor master with en-suite — off-road parking, and an enclosed rear garden, this substantial property is ideal for a wide range of buyers.**

**Upon entering, you are welcomed by an inner hallway with stairs rising to the first floor. The ground floor comprises a well-appointed kitchen/diner with side access, a comfortable living room featuring an attractive open fireplace and double-glazed French sliding doors leading to the garden, and a converted garage now offering an additional dining area complete with utility space and a W.C.**

**The first-floor hosts two spacious double bedrooms, each benefiting from built-in storage. A further storage/airing cupboard is located on the landing, while the family bathroom includes a low-flush W.C., pedestal hand wash basin and a shower over the bath.**

**The impressive master suite occupies the second floor, accompanied by a modern en-suite shower room and a walk-in wardrobe/additional storage area accessed from the landing.**

**Outside, the low-maintenance enclosed rear garden provides an ideal space for relaxing or entertaining, with convenient access directly from both the living room and the utility area—perfect for effortless al-fresco dining.**

**Set across three generous levels and ideally positioned just a short walk from local amenities, the town centre, and a nearby school, this home offers exceptional flexibility for families, couples, or investors alike.**

**A viewing is highly recommended to fully appreciate the size, scope and versatility this wonderful property has to offer.**

**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 electricity, water and drainage. Oil fired central heating.

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

**EPC Rating** - The EPC rating for the property is currently an 'E' (54) with potential to increase to a 'D' (61).



10 Wesley Road, Holsworthy, Devon, EX22 6FE



Changing Lifestyles

01409 254 238

[holsworthy@boproperty.com](mailto:holsworthy@boproperty.com)



## Area Information

The residence occupies a quiet position with this sought after and rapidly maturing development. The property is within a short walk of the town centre, which caters well for its inhabitants and surrounding hinterland with a good range of national and local shops. In addition, Holsworthy offers a full range of amenities including schools, library, park, health centre, sports hall, golf course, etc. Okehampton and Dartmoor are some 20 miles. The Cathedral and University of Exeter is some 40 miles. The port and market town of Bideford is some 19 miles. The North Devon regional centre of Barnstaple is some 28 miles whilst the modern city centre of Plymouth is some 43 miles with Launceston being some 16 miles distant. Bude, on the North Cornish coast, is some 10 miles.

## Directions

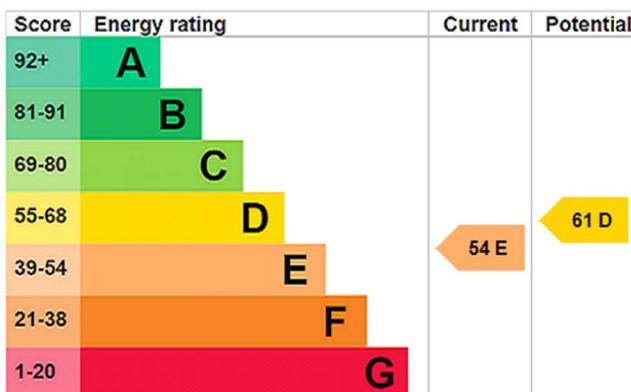
From the centre of Holsworthy proceed in the Bude direction for approximately 0.5 miles, and on the very edge of Holsworthy turn left into Rydon Fields. Take the first right hand turning into Wesley Road, and No.10 will be found a short way along on the right-hand side with a Bond Oxborough Phillips 'For Sale' notice 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.



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



### 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.

Albion House  
4 High Street  
Holsworthy  
Devon  
EX22 6EL

Tel: 01409 254 238

Email: [holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)

