



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Westlyn  
Chilsworthy  
Holsworthy  
Devon  
EX22 7JL

**Asking Price: £285,000 Freehold**



*Changing Lifestyles*

01409 254 238

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



- 3 BEDROOM
- DETACHED BUNGALOW
- GENEROUS SIZE PLOT OF APPROXIMATELY 0.25 ACRES
- STUNNING FAR REACHING VIEWS
- WOULD BENEFIT FROM SOME MODERNISATION THROUGHOUT
- EXTENSIVE OFF ROAD PARKING
- GARAGE
- AVAILABLE WITH NO ONWARD CHAIN
- EPC: D
- Council Tax Band: D



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## Overview

Set within approximately 0.25 acres of generously sized gardens, this three-bedroom detached bungalow offers an excellent opportunity for modernisation. Enjoying an elevated position on the edge of this highly sought-after village, the property boasts outstanding, far-reaching views across the picturesque Devon countryside and towards the coastal hinterland of the North Cornish coastline.

Internally, the accommodation includes a spacious triple-aspect living room, a fitted kitchen, and three well-proportioned bedrooms served by a family bathroom. Externally, the property benefits from extensive off-road parking and a garage, further enhancing its appeal. Available with no onward chain. EPC D

## Location

Chilsworthy is a small village with its own well supported Village Hall where a number of regular community events take place and also incorporates a small Post Office. The busy market town of Holsworthy with its comprehensive Shops and amenities is some 2 miles (5 minute drive). Holsworthy caters well for its inhabitants with a range of facilities including Indoor Heated Swimming Pool, Golf Course, Bowling Green, Library, Park, Primary & Secondary Schools, popular Pubs etc. Bude

on the North Cornish coast with its safe sandy, surfing beaches is some 10 miles. Okehampton, Dartmoor and the A30 dual carriageway is some 20 miles. The Cathedral and University City of Exeter is some 40 miles. Cornwall's ancient capital Launceston is some 14 miles. The port and market town of Bideford is 19 miles and the Regional North Devon Centre of Barnstaple some 28 miles. In addition, the well known public school of Shebbear College is situated approximately 20 minutes away, with the nearest bus stop being just 5 minutes away.

## Directions

From the centre of Holsworthy proceed on the A3072 Bude Road and on the edge of Holsworthy, just opposite Bude Road Garage, turn right signed Chilsworthy/Bradworthy. Continue on this road passing through the village of Chilsworthy, and after a further approximately 1½ miles Westlyn will be found on the left hand side with a Bond Oxborough Phillips for sale board clearly displayed.

**Outside** - The property is approached via twin timber entrance gates giving access to a tarmac entrance driveway providing extensive off road parking. The gardens total approximately 0.25 acres, bordered by a mixture of mature hedging and close boarded fencing. Breathtaking views over towards the North Cornish coastline and the Moors.

**Services** - Mains water and electricity. Oil fired central heating. Private drainage.

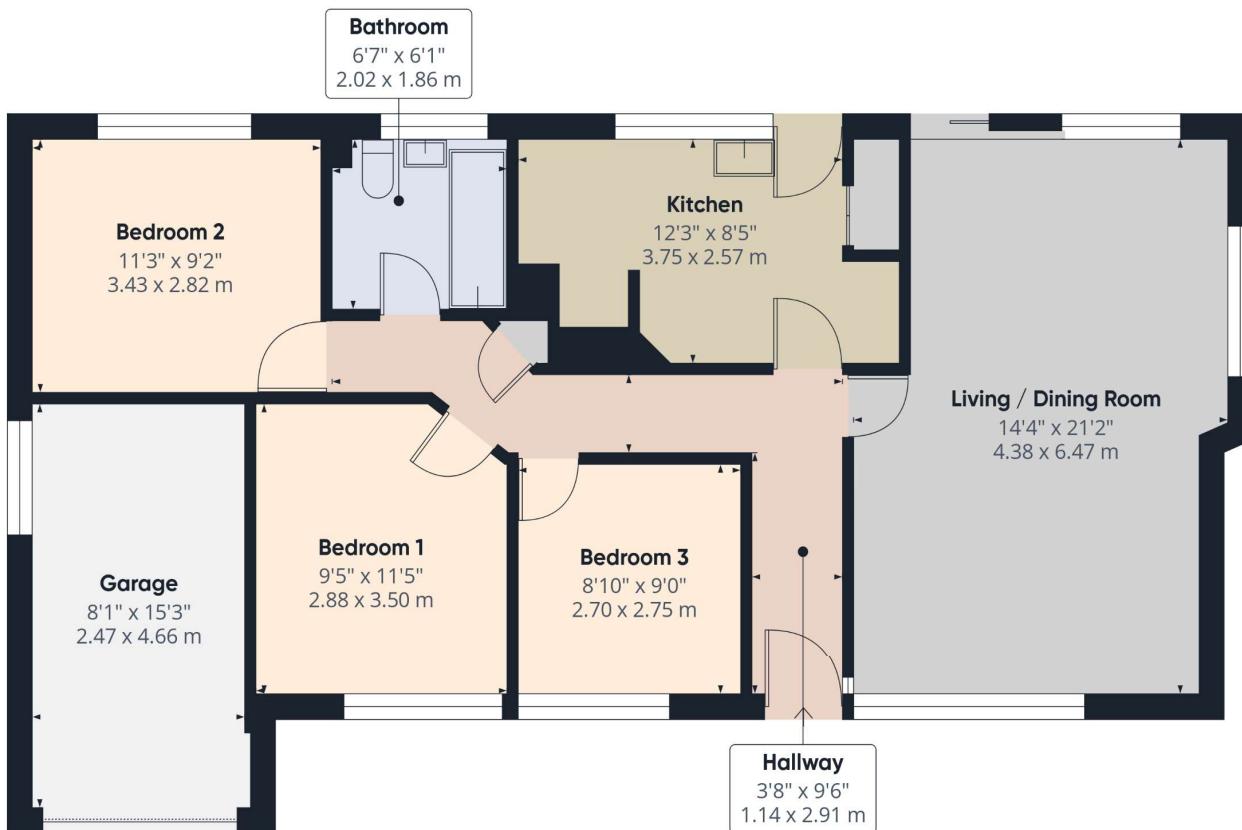
**EPC Rating** - Rating D.

## Agents 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.



## Floorplan



## 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.

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