



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

**39 Paradise Park  
Whitstone  
Holsworthy  
Cornwall  
EX22 6TQ**

**Offers in the region of: £175,000**  
**Freehold**



**Changing Lifestyles**

**01409 254 238**  
**holsworthy@bopproperty.com**

## 39 Paradise Park, Whitstone, Holsworthy, Cornwall, EX22 6TQ



- SEMI-DETACHED BUNGALOW
- NON-TRADITIONAL STRUCTURE
  - NO ONWARD CHAIN
  - VILLAGE LOCATION
- IN NEED OF MODERNISATION THROUGHOUT
- DETACHED GARAGE AND OFF-ROAD PARKING
  - 2/3 BEDROOMS
  - ENCLOSED REAR GARDEN
- GREAT ACCESS TO THE NORTH CORNISH COASTLINE AND LAUNCESTON / A30



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## Overview

Offered to the market with **NO ONWARD CHAIN**, this non-traditional semi-detached bungalow presents a fantastic opportunity for a variety of buyers. Enjoying versatile accommodation throughout and positioned within the sought-after village of Whitstone, the property offers comfortable living spaces with **excellent potential to personalise**, making it an appealing choice for those looking to create a home tailored to their needs.

Internally, the bungalow features a **generous family bathroom** comprising a vanity unit with inset hand basin, low-flush W.C., walk-in shower with drench head, and a separate bathtub surrounded by tiled splashbacks. **Two well-proportioned double bedrooms** accompany the family suite, along with a smaller **third bedroom** ideal for use as a home office or study.

The heart of the home is the **spacious open-plan kitchen/diner/living room**, providing ample space for cooking, dining, and relaxing with family and friends. This inviting area also offers direct access to the enclosed rear garden.

Externally, the property benefits from a front garden with side access leading to the rear. **A detached garage**—situated just around the corner—adds valuable storage and is complemented by an **off-road parking space**. The enclosed rear garden is principally laid to lawn and includes a useful storage shed at the far end.

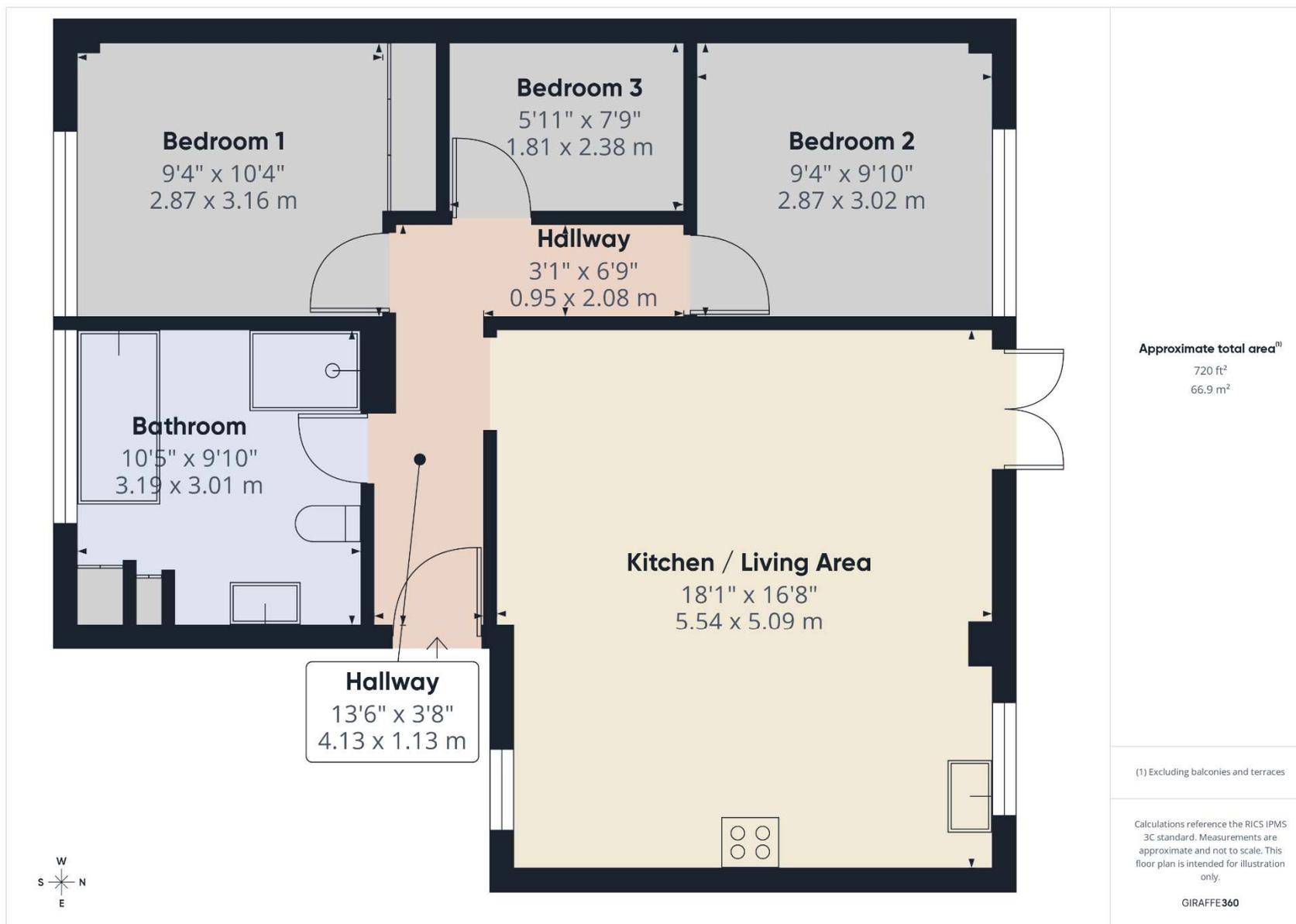
Whilst the residence would benefit from modernisation throughout, it offers a fantastic opportunity for buyers to put their own stamp on the property and shape it to suit their style and requirements. An internal viewing is highly recommended to fully appreciate the scope and potential on offer.

**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 water, electric and drainage. LPG gas heating.

**EPC Rating** - The EPC Rating is 'TBC'.

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



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## Area Information

### Situation

The property is located in the peaceful and sought-after village of Whitstone, offering a friendly community atmosphere and convenient access to both Devon and Cornwall. The village is surrounded by rolling countryside and benefits from local amenities including a primary school and traditional pub, providing the perfect balance of rural charm and practicality.

The nearby market town of Holsworthy offers a comprehensive range of shops, services, and leisure facilities, including supermarkets, independent retailers, healthcare, sports clubs, and well-regarded schools. Just a short drive away, the popular coastal town of Bude provides sandy beaches, rugged coastline, excellent surf, and a variety of cafes, eateries, and leisure opportunities. For historic character and additional amenities, Launceston is also easily accessible, featuring a charming town centre, iconic castle, schools, and superb connectivity via the A30.

This location offers a desirable mix of village tranquillity, market town convenience, and coastal and countryside lifestyle options, making it ideal for families, professionals, and those seeking a more relaxed pace of life.

### Directions

From Bond Oxborough Phillips in Holsworthy, head west out of Holsworthy towards Bude along the A3072. Continue along this road for approximately 5 miles, upon reaching 'REDPOST' turn left onto the B3254. Then continue for another 4.5 miles before turning left into Paradise Park. Once you have entered the estate, turn left and follow the road right until you come to the junction. You will then see a pedestrian access path on your right hand side and 39 Paradise Park will be found on your right hand side shortly after.

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...

Albion House  
4 High Street  
Holsworthy  
Devon  
EX22 6EL

Tel: 01409 254 238

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

## Have a property to sell or let?

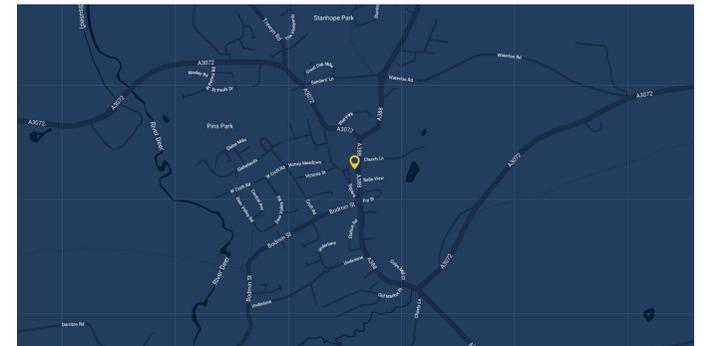
If you are considering selling or letting your home,  
please contact us today on 01409 254 238 to  
speak with one of our expert team who will be able  
to provide you with a free valuation of your home.

EPC is TBC

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

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for a free conveyancing quote and  
mortgage advice.



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