



Bond
Oxborough
Phillips

Changing Lifestyles

23 Croft Road
Holsworthy
Devon
EX22 6BW

Asking Price: £185,000 Freehold



Changing Lifestyles

01409 254 238

holsworthy@bopproperty.com



- 2 BEDROOMS
- END TERRACE
- TOWN CENTRE LOCATION
- REAR ENCLOSED GARDEN
- OFF ROAD PARKING FOR 2 VEHICLES
- AVAILABLE WITH NO ONWARD CHAIN
- WELL PRESENTED THROUGHOUT
- EPC: D
- Council Tax Band: C



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Overview

Located in the heart of this popular, historic market town is this end terrace property offering spacious accommodation just a level walk from the town centre. With excellent access to the A30, Okehampton, and the breathtaking North Cornish coastline, it's perfectly positioned for both convenience and lifestyle.

The property offers a generous size dual aspect living room, a well presented kitchen, on the first floor are 3 bedrooms with the master bedroom being a spacious double bedroom overlooking the rear garden.

The rear gardens are of a good size for the area, being principally laid to lawn with two useful garden sheds. With parking for 2 vehicles in the parking area at the back.

The property is available with no onward chain and is thought to ideally suit first time buyers.

Location

The bustling market town of Holsworthy has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket, BP filling station, Marks & Spencers Simply Food and Wild Bean café. 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.

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.

Services - Mains electricity, water and drainage.

Directions

From the centre of Holsworthy proceed along Fore Street, turning right into Bodmin Street. Continue down Bodmin street and take the next right hand turning into Croft Road. No.23 will then be found a short distance on the right hand side with its number plaque and a Bond Oxborough Phillips "For Sale" sign clearly displayed.



Floorplan



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.