

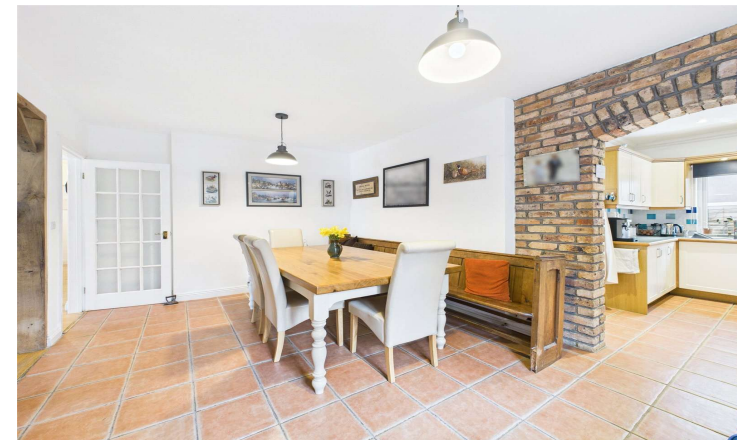


Bond
Oxborough
Phillips

Changing Lifestyles

Jonquilla
Sanctuary Road
Holsworthy
Devon
EX22 6DQ

Asking Price: £355,000
Freehold



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01409 254 238
holsworthy@bopproperty.com

Jonquilla, Sanctuary Road, Holsworthy, Devon, EX22 6DQ



- DETACHED BUNGALOW
- 3 BEDROOMS (1 EN-SUITE)
- 2 RECEPTION ROOMS
- POPULAR RESIDENTIAL LOCATION
- SHORT WALK FROM TOWN CENTRE
- PARKING FOR 2 CARS
- INTEGRAL GARAGE
- GENEROUS CORNER PLOT
- GREAT LINKS TO THE NORTH CORNISH COASTLINE & OKEHAMPTON/A30



Situated in a convenient position within the popular market town of Holsworthy, Jonquilla enjoys easy walking access to a wide range of local amenities, along with excellent links to the North Cornish coastline and Okehampton/A30.

This well-presented detached bungalow offers spacious and versatile accommodation throughout, comprising three bedrooms (including a principal bedroom with en suite), two reception rooms, and two useful attic rooms ideal for storage.

Occupying a generous corner plot, the property benefits from both front and rear gardens, off-road parking for two vehicles, and an integral garage.



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Directions

From our office, proceed through the main square passing the old Bank on the corner on your right hand side into Victoria Square. Continue along this road for a short distance turning left into Sanctuary Road. Continue into Sanctuary Road and take the first left, followed by a right, Jonquilla will be found at the end of this cul-de-sac on the right hand side, with its name plaque clearly displayed.

Situation

The property is situated just a couple minutes walk of Holsworthy's bustling market square with its 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,



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Internal Description

Entrance Hall - 13'10" x 6'11" (4.22m x 2.1m)

Kitchen - 9'10" x 7'11" (3m x 2.41m)

Dining Room - 16'5" x 10'1" (5m x 3.07m)

Living Room - 12'8" x 12'8" (3.86m x 3.86m)

Bedroom 1 - 12'5" x 10'9" (3.78m x 3.28m)

Ensuite Shower Room - 7'1" x 4'2" (2.16m x 1.27m)

Bedroom 2 - 11'9" x 9'10" (3.58m x 3m)

Bedroom 3 - 10'11" x 10'4" (3.33m x 3.15m)

Bathroom - 8'2" x 7'1" (2.5m x 2.16m)

Utility Room - 10'1" x 6' (3.07m x 1.83m)

Storage Space 1 - 17'3" x 12'7" (5.26m x 3.84m)

Storage Space 2 - 12'8" x 8'4" (3.86m x 2.54m)

Garage - 14'9" x 10'7" (4.5m x 3.23m)

Services - Mains water, electric and drainage. Oil fired central heating.

EPC Rating - EPC rating TBC.

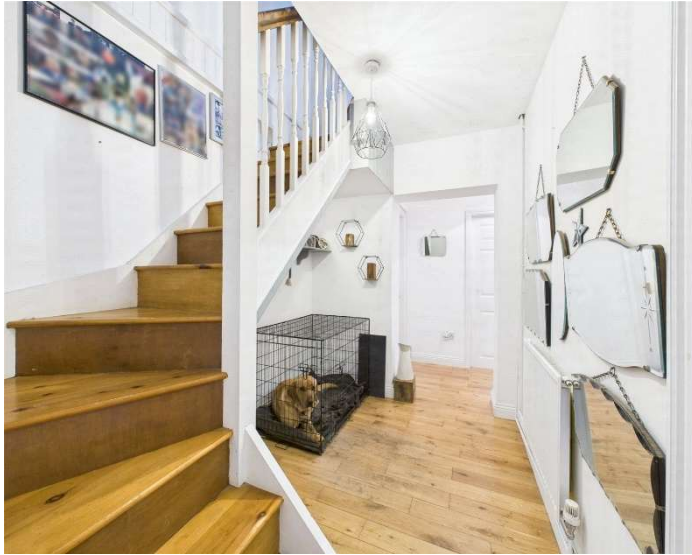
Council Tax Banding - Council Tax Band "D" (please note this council band may be subject to reassessment).



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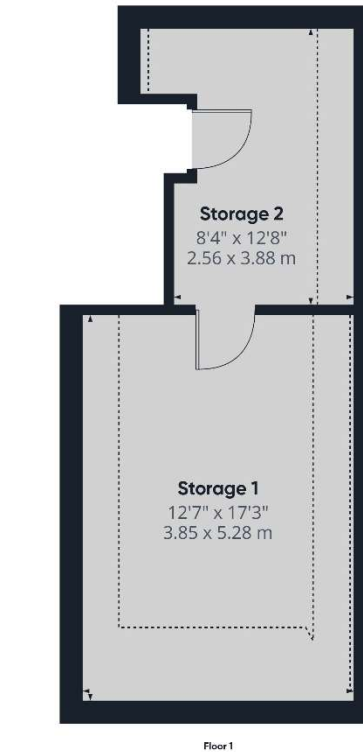
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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from 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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We are here to help you find and buy your new home...

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4 High Street
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Email: holsworthy@bopproperty.com

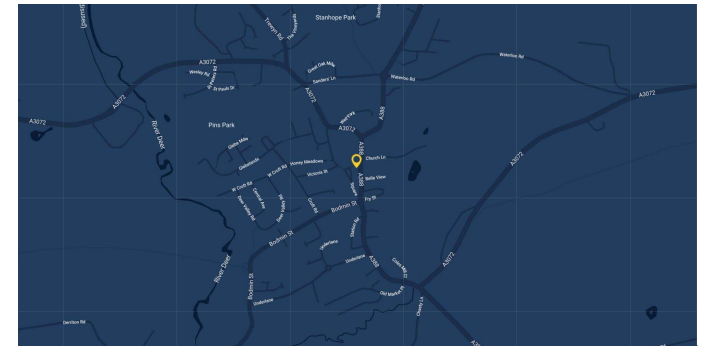
Have a property to sell or let?

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.

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.



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