



Bond
Oxborough
Phillips

Changing Lifestyles

3 Penrose Gardens
Bodmin Street
Holsworthy
Devon
EX22 6BE



Asking Price: £165,000



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01409 254 238
holsworthy@bopproperty.com

3 Penrose Gardens, Bodmin Street, Holsworthy, Devon,
EX22 6BE



- 2 BEDROOMS
- OPEN PLAN KITCHEN/DINING/LIVING AREA
- GARAGE
- GARDEN
- UTILITY/STORE ROOM
- TUCKED AWAY LOCATION
- WALKING DISTANCE TO TOWN CENTRE
- EPC: E



An excellent opportunity to acquire this well-appointed two-bedroom cottage, benefiting from a garage, two storage sheds, and a garden. The property is situated in a private and peaceful tucked-away position within the heart of the thriving market town of Holsworthy. EPC rating: E.

Situation

The bustling market town of Holsworthy has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket. 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, and its excellent website www.rubycountry.com is well worth a visit.

Directions

On foot from the centre of Holsworthy, proceed along Fore Street and turn right into Bodmin Street. Take the first right hand turning along Bodmin Street and the property will be found on the right hand side with a number plaque clearly displayed.

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Entrance Hall - Stairs leading to first floor landing.

Open plan Kitchen/Diner/Living - 14'8" x 14'4"
(4.47m x 4.37m)

Fully fitted kitchen with a range of matching wall and base mounted units with work surface over, incorporating a composite sink drainer unit with mixer taps, Panasonic induction hob and a WIFI integrated oven. Ample room for a fridge freezer, dining room table with chairs and a living room suite. Also including a coal seam fire.

Windows to front elevation.

First Floor Landing - Useful storage/airing cupboard.

Bedroom 1 - 9'8" x 9'1" (2.95m x 2.77m)

Double bedroom with window to front elevation.

Bedroom 2 - 10'2" x 7'10" (3.1m x 2.4m)

Window to front elevation.

Bathroom - 6'6" x 6'5" (1.98m x 1.96m)

Fitted with a double shower, pedestal wash hand basin and low flush WC. Window to rear elevation.

Outside - The property is approached via a shared entrance drive providing access to the garage and allocated off road parking for 2 cars. The residence is accessed via a pedestrian gate with a paved path leading to the front entrance door. The garden is principally laid to lawn with small raised flower bed and is bordered by a small wooden fence. The property also comes with 2 outside store sheds.

Garage - Single garage with manual up and over vehicle entrance door.

Services - Mains water, electricity and drainage.

EPC Rating - EPC rating "E"

Council Tax Banding - Band 'A' (please note this council band may be subject to reassessment)

What3Words - apartment.lump.shadowed

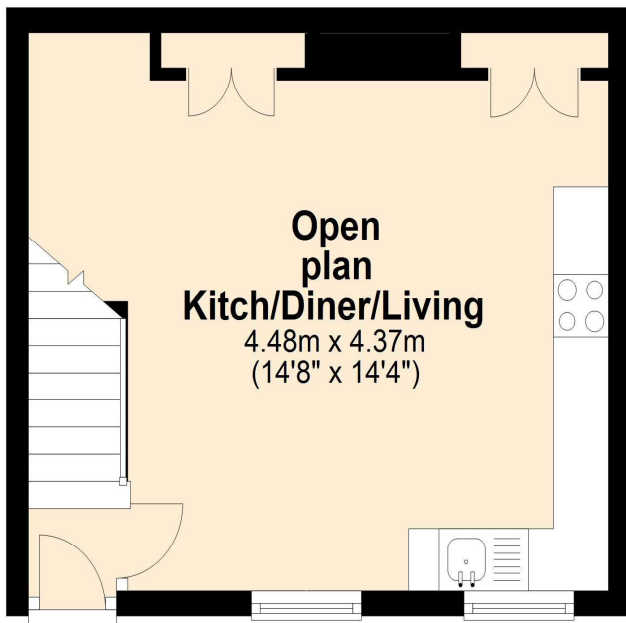


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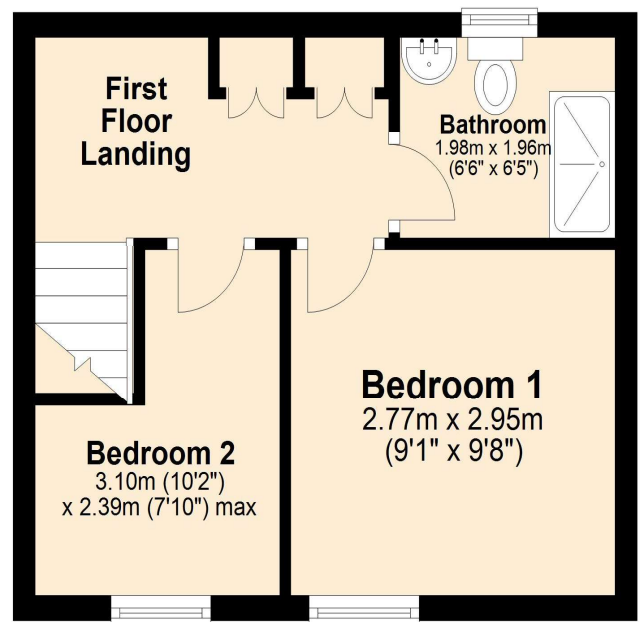
Ground Floor

Approx. 23.6 sq. metres (253.8 sq. feet)



First Floor

Approx. 24.2 sq. metres (260.6 sq. feet)



Total area: approx. 47.8 sq. metres (514.4 sq. feet)

Bond Oxborough Phillips - Not to Scale
Plan produced using PlanUp.

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.