



Bond
Oxborough
Phillips

Changing Lifestyles

18 Menors Place
Holsworthy
Devon
EX22 6GA

Asking Price: £235,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

18 Menors Place, Holsworthy, Devon, EX22 6GA



- SEMI DETACHED HOUSE
- NICELY PRESENTED THROUGHOUT
- 2 DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- INTEGRAL GARAGE
- WALKING DISTANCE TO TOWN CENTRE
- AVAILABLE WITH NO ONWARD CHAIN



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Situated in a quiet and tucked-away position within the popular cul-de-sac of Menor Place is No. 18, conveniently located within a short walk of the town centre and offering excellent access to the North Cornish coastline and Okehampton/A30.

The property provides well-presented accommodation, comprising a kitchen/dining room, separate living room, entrance hall, and cloakroom on the ground floor, with two double bedrooms and a family bathroom on the first floor. Further benefits include an integral garage, off-road parking, and an enclosed, low-maintenance rear garden.

The property is offered to the market with no onward chain.

Directions

From the centre of Holsworthy proceed out of the town towards Bideford, on the A388 along North Road. As you pass The Roses Care Home on the left side, the entrance to Menors Place can be found after a short distance on the right hand side. Continue into the cul-de-sac to the end and number 18 can be found on the left hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.

Situation

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.

Entrance Hall - 6'1" x 5'7" (1.85m x 1.7m)

Kitchen/Diner - 12'6" x 8' (3.8m x 2.44m)

Living Room - 15' x 10'9" (4.57m x 3.28m)

Cloakroom - 6'4" x 3'5" (1.93m x 1.04m)

First Floor Landing - 9'1" x 3'7" (2.77m x 1.1m)

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Bedroom 1 - 14'11" x 10' (4.55m x 3.05m)

Bedroom 2 - 10'8" x 7'6" (3.25m x 2.29m)

Bathroom - 7'1" x 5'6" (2.16m x 1.68m)

Garage - 19'4" x 8'11" (5.9m x 2.72m)

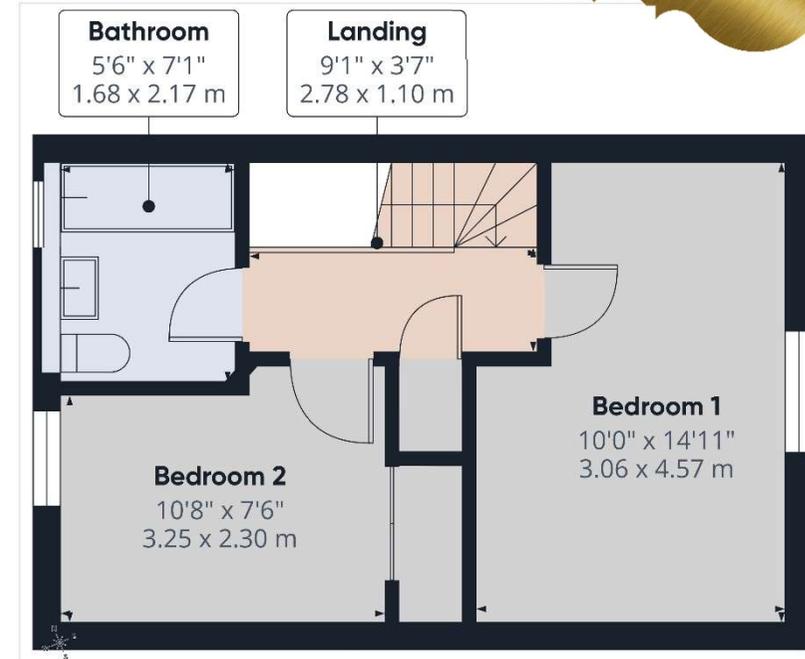
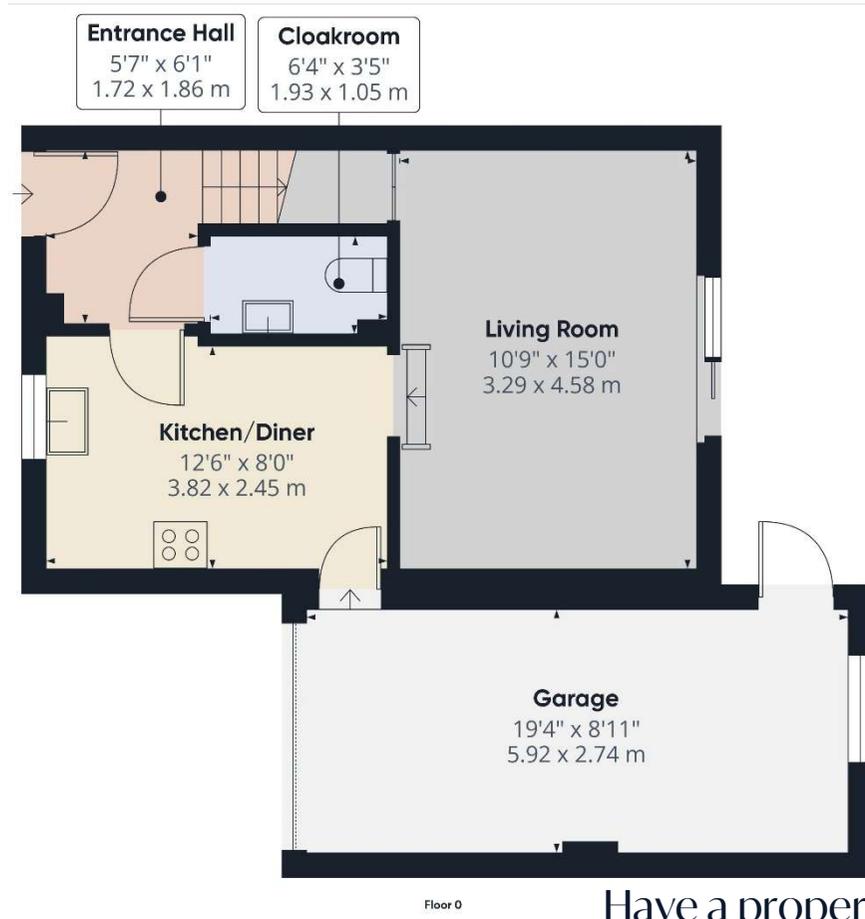
Services - Mains water, electricity and drainage.

EPC Rating - EPC - Currently C (73) with the potential of C (78)

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

Agents Note - 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.

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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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