



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

23 Woodland View  
Holsworthy  
Devon  
EX22 6DD

**Asking Price: £210,000 Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com



- 2 DOUBLE BEDROOMS
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- 2 OFF ROAD PARKING SPACES
- WELL PRESENTED THROUGHOUT
- SPACIOUS AND VERSATILE ACCOMODATION
- CONVENIENT EDGE OF TOWN LOCATION
- WALKING DISTANCE TO A RANGE OF AMENITIES
- COUNCIL TAX BAND B



Nestled in the heart of picturesque countryside, Holsworthy is a charming and vibrant market town offering an enviable blend of rural tranquillity and everyday convenience. Known for its traditional livestock market — one of the largest in the South West — Holsworthy enjoys a strong sense of community, excellent local amenities, and a relaxed pace of life.

The town offers a range of independent shops, cafés, primary and secondary schooling, medical facilities, leisure centre, and regular local markets. Surrounded by rolling farmland and scenic walking routes, it provides an ideal setting for families, retirees, and professionals seeking a peaceful yet well-connected location.

Just under 10 miles away lies the popular coastal town of Bude, famed for its sandy beaches, dramatic cliffs and excellent surf. With Summerleaze and Crooklets beaches, a sea pool, canal walks and a variety of restaurants and boutique shops, Bude offers a vibrant coastal lifestyle within easy reach.



The nearby North Cornwall coastline forms part of the stunning Cornwall Area of Outstanding Natural Beauty, providing endless opportunities for outdoor pursuits including coastal walks, cycling, horse riding and water sports.

Despite its idyllic rural setting, Holsworthy benefits from convenient access to larger centres:

Bideford – approximately 20 miles

Barnstaple – approximately 28 miles, offering rail links to Exeter

Exeter – approximately 45 miles, providing access to the M5 motorway, mainline rail services and an international airport

The A3072 and A388 provide good road connections to North Devon and Cornwall, making the area practical for commuting while retaining its peaceful countryside charm.

23 Woodland View, Holsworthy, Devon, EX22 6DD

Bond Oxborough Phillips are delighted to present this well-maintained two double bedroom semi-detached home, offering spacious and well-balanced accommodation throughout — ideal for first-time buyers or investors alike.

Upon entering the property, you are welcomed by a practical entrance hallway, perfectly suited for coats, shoes and everyday essentials. A convenient ground floor cloakroom, fitted with a low-level WC and wall-mounted wash hand basin, adds to the home's functionality.

The accommodation flows seamlessly into a generous living room, providing a comfortable and inviting space to relax or entertain. To the rear, a light-filled kitchen/dining room offers ample room for both cooking and dining, with direct access to the enclosed rear garden — creating an excellent indoor-outdoor lifestyle opportunity.

To the first floor are two well-proportioned double bedrooms, one of which benefits from built-in storage. The accommodation is completed by a family bathroom suite comprising a panelled bath with shower over, low-level WC and wash hand basin.

Externally, the property enjoys two adjacent off-road parking spaces to the front, alongside a neatly maintained front garden. The enclosed rear garden has been designed with ease of maintenance in mind and features both patio and decking areas — perfect for al fresco dining and summer entertaining.

This attractive and versatile home presents a superb opportunity to step onto the property ladder or expand an investment portfolio. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.



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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.

### Directions

From the centre of Holsworthy proceed along Fore Street, turning right into Bodmin Street. Continue along Bodmin Street and just after the traffic lights, the entrance to Woodland View will be found on the left hand side. Upon entering Woodland View take the first left turning and proceeding up the small hill. No.23 will be found on your right hand side.

**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, electricity and drainage. Oil fired central heating.

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

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

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.

