



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

19 Park Close  
Holsworthy  
Devon  
EX22 6HR

**Asking Price: £310,000**  
**Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com



## Overview:

- DETACHED BUNGALOW
- 3 BEDROOMS
- GENEROUS SIZE GARDENS
- AMPLE OFF ROAD PARKING
- GARAGE AND WORKSHOP
- SOUGHT AFTER CUL DE SAC LOCATION
- REQUIRING MODERNISATION THROUGHOUT
- LARGE LOFT SPACE
- UPVC DOUBLE GLAZED WINDOWS
- NO ONWARD CHAIN



An excellent opportunity to acquire this well-presented three-bedroom detached bungalow, ideally situated within one of the most desirable residential cul-de-sacs in this well-regarded market town. Set within attractive landscaped gardens, the property benefits from a spacious driveway providing ample off-road parking, in addition to a garage which conveniently incorporates a WC.

The accommodation offers well-proportioned living space throughout, including a welcoming lounge and a generous kitchen diner, ideal for both everyday living and entertaining. There are three comfortable bedrooms and a family bathroom serving the property.

Externally, the property enjoys a well-maintained front garden, enhancing its kerb appeal, along with a side garden that offers an excellent space for vegetable growing—perfect for keen gardeners or those looking to cultivate their own produce. The home continues to impress with a garage and to the rear a separate workshop, providing excellent storage and versatile space for hobbies or practical use. Adjoining the workshop is a charming sunroom which enjoys pleasant views across the rear garden, creating a relaxing spot to sit and enjoy the outdoor surroundings.

Available with no onward chain.





## Directions

From the centre of Holsworthy proceed on the A388 towards Bideford and on reaching the edge of Holsworthy, turn left signed "Hospital". Follow this road, taking the second right hand turning into Park Close, the property will be found after a short distance on the right-hand side with a Bond Oxborough Phillips 'For Sale' notice 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.



# Internal Description:

**Kitchen** - 14'11" x 11'10" (4.55m x 3.6m)

**Sunroom** - 8'4" x 6'11" (2.54m x 2.1m)

**Living Room** - 14'11" x 11'11" (4.55m x 3.63m)

**EPC Rating** - TBC

**Bedroom 1** - 11'11" x 10'5" (3.63m x 3.18m)

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

**Bedroom 2** - 11'8" x 10'5" (3.56m x 3.18m)

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

**Bedroom 3** - 11'9" x 6'11" (3.58m x 2.1m)

**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.

**Bathroom** - 8'5" x 6'11" (2.57m x 2.1m)

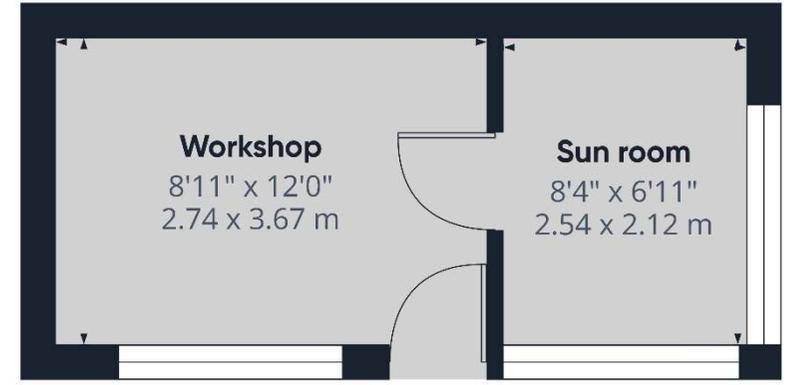
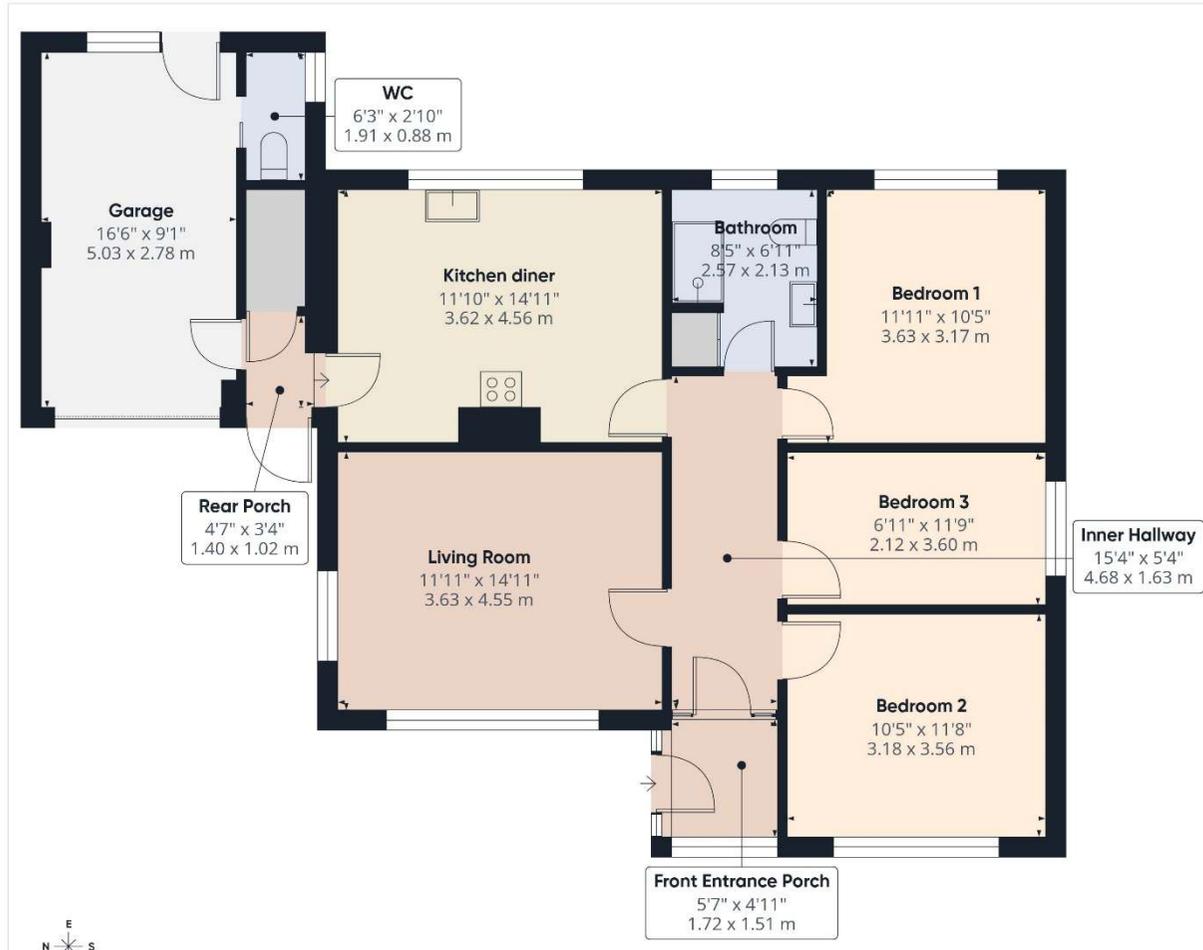
**Garage** - 16'6" x 9'1" (5.03m x 2.77m)

**WC** - 6'3" x 2'10" (1.9m x 0.86m)

**Workshop** - 12' x 8'11" (3.66m x 2.72m)







Floor 0 Building 2

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.

19 Park Close, Holsworthy, Devon, EX22 6HR

Changing Lifestyles

# We are here to help you find and buy your new home...

Albion House  
4 High Street  
Holsworthy  
Devon  
EX22 6EL

Tel: 01409 254 238

Email: [holsworthy@boproperty.com](mailto:holsworthy@boproperty.com)

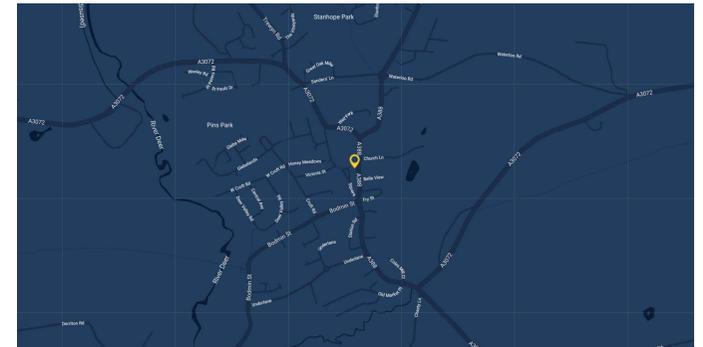
## Have a property to sell or let?

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.



Changing Lifestyles

**01409 254 238**  
**[holsworthy@boproperty.com](mailto:holsworthy@boproperty.com)**