



Bond
Oxborough
Phillips

Changing Lifestyles

44 Kingdon Way
Holsworthy
Devon
EX22 6FN

Asking Price: £390,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

44 Kingdon Way, Holsworthy, Devon, EX22 6FN



- DETACHED HOUSE
- 4 BEDROOMS (PRINCIPAL EN-SUITE)
- BEAUTIFULLY PRESENTED
- INTEGRAL GARAGE
- OFF ROAD PARKING FOR 2 VEHICLES
- SOUTH FACING SUN-TRAP REAR GARDEN
- PRIME SETTING WITHIN THE MARKET TOWN OF HOLSWORTHY
- WALKING DISTANCE TO LOCAL AMENITIES
- VIEWS OVER TOWN TO COUNTRYSIDE BEYOND
- EPC: C
- Council Tax Band: E



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Overview

A rare opportunity to acquire this impressive and beautifully presented family residence, one of only four of the highly sought-after "Oxford" design homes constructed. This striking property boasts attractive external elevations, perfectly complemented by its thoughtfully designed and well-appointed internal accommodation.

Upon entering, you are welcomed by a spacious entrance hall, leading through to a generous and inviting living room, enhanced by an elegant bay window that floods the space with natural light. To the rear, the superb kitchen/dining room is undoubtedly a standout feature, offering an excellent sense of space and an abundance of natural light. The contemporary, high-quality kitchen is fitted with a comprehensive range of integrated appliances, complemented by sleek granite work surfaces, and provides ample room for a dining table positioned before glazed sliding doors. These doors open out to the garden and enjoy delightful views across the grounds and towards the town beyond.

Further enhancing the ground floor is a useful utility room and a convenient cloakroom/WC, along with integral access to the garage, which benefits from power and lighting.

The first floor offers four well-proportioned double bedrooms, all enjoying pleasant elevated views. The principal bedroom is particularly impressive, featuring a bay window and a stylish en suite shower room. A well-appointed family bathroom completes the accommodation.

Externally, the property continues to impress, with ample off-road parking to the front for several vehicles. To the

rear lies a level, enclosed, south-facing garden, thoughtfully arranged to include a paved patio area ideal for al fresco dining, alongside a timber decked seating area and a garden shed.

This exceptional home must be viewed internally to be fully appreciated.

Location

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, and its excellent website www.rubycountry.com is well worth a visit.

Agents 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. Metered LPG gas from onsite communal tank. An electric charging port has been installed.

Directions

From the centre of Holsworthy, proceed on the A3072 Bude Road, and on the edge of town opposite the 'BP' garage, turn right signed Bradworthy/Chilsworthy. Follow this road and at the mini roundabout at the top of the hill, turn right into Clifton Heights, proceed into the development, turn right at the roundabout to Kingdon Way and following the road around to the left the property will be found approximately 250 yards on the right hand side with a number plate clearly displayed.

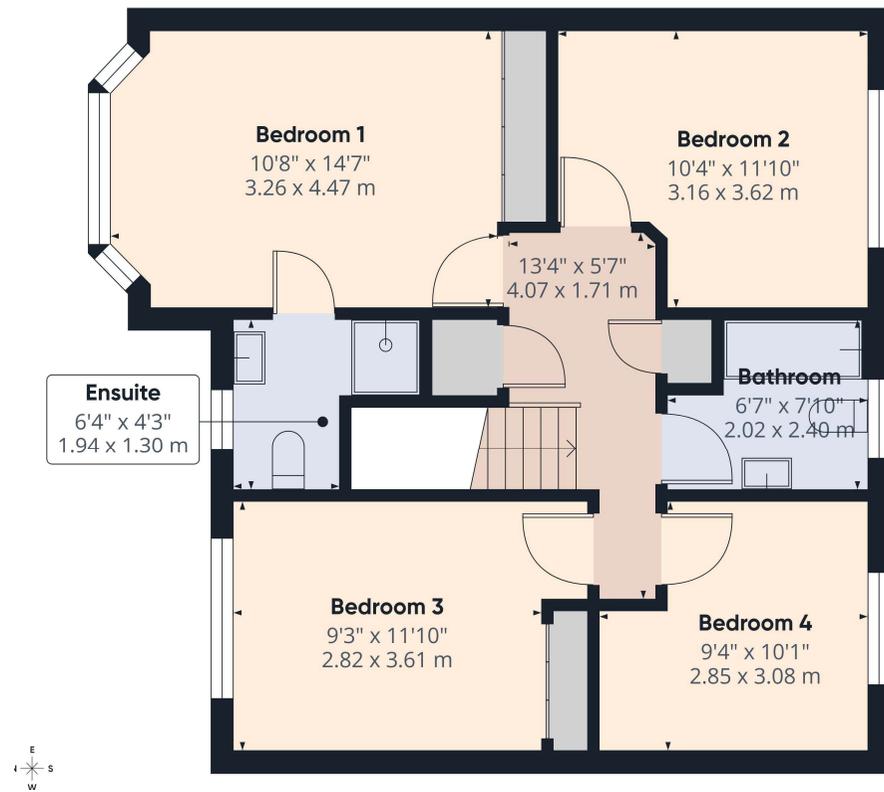
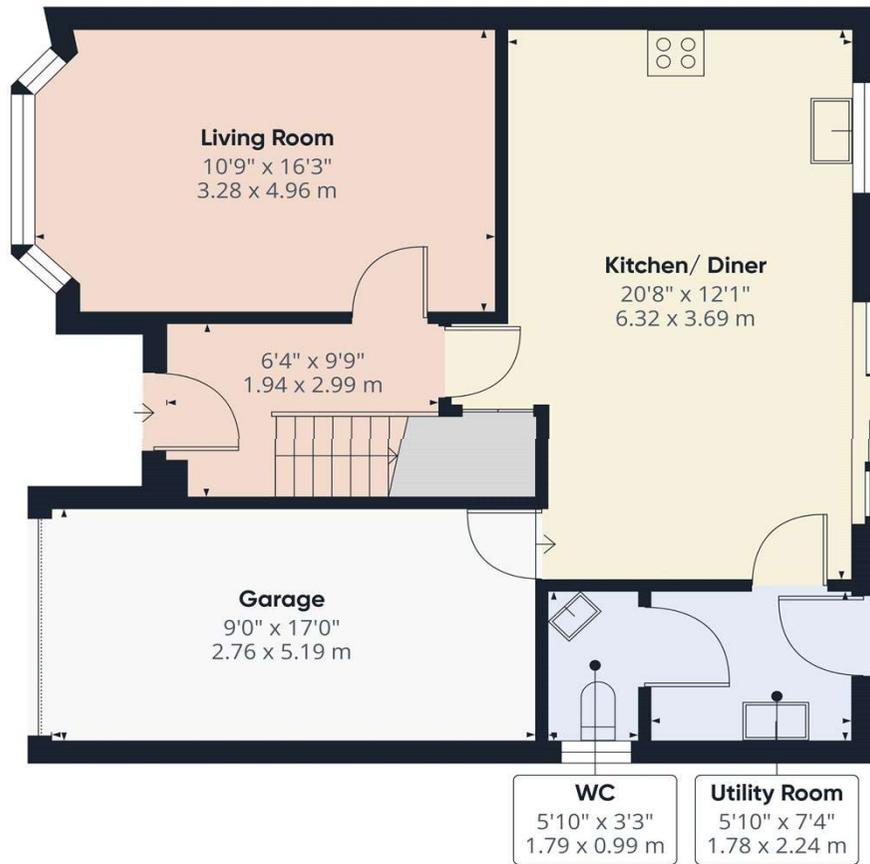


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Floorplan



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.