



Bond
Oxborough
Phillips

Changing Lifestyles

19 Sanctuary Road
Holsworthy
Devon
EX22 6DQ

Asking Price: £189,950

Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

19 Sanctuary Road, Holsworthy, Devon, EX22 6DQ



- MID TERRACE HOUSE
- WELL PRESENTED THROUGHOUT
- 2 DOUBLE BEDROOMS
- ENCLOSED LANDSCAPED GARDEN
- OFF ROAD PARKING
- WALKING DISTANCE TO TOWN CENTRE
- GREAT LINKS TO NORTH CORNISH COASTLINE AND OKEHAMPTON/A30
- IDEALLY SUITED TO FIRST TIME BUYERS OR INVESTORS
- EPC E & COUNCIL TAX BAND A



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Situated in a convenient position within the ever-popular market town of Holsworthy, 19 Sanctuary Road is within easy walking distance of a wide range of local amenities, whilst also offering excellent transport links to the stunning North Cornish coastline and Okehampton/A30.

This well-presented mid-terrace property offers bright and airy accommodation throughout, comprising a welcoming living room and a modern kitchen/diner, complete with patio doors that open out onto a patio area and enjoy pleasant views over the enclosed rear garden.

To the first floor, the property features two generous double bedrooms and a contemporary family bathroom.

Externally, the property benefits from off-road parking and a beautifully landscaped, enclosed rear garden—ideal for relaxing or entertaining.

This delightful home would be perfectly suited to first-time buyers looking to get onto the property ladder, as well as investors seeking a well-located and ready-to-let opportunity.

Directions

From Holsworthy's main square, take the left hand junction by the old bank building into Victoria Square. Proceed down Victoria Hill, taking the first left into Sanctuary Road, take the next left hand turn and number 19 Sanctuary Road will be found with Bond Oxborough Phillips "for sale board" clearly displayed.

Situation

The property is situated just a couple minutes walk of Holsworthy's bustling market square with its 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.

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Entrance Hall - 5'5" x 3'11" (1.65m x 1.2m)

Kitchen/Diner - 13'7" x 8'8" (4.14m x 2.64m)

Living Room - 15'2" x 10'3" (4.62m x 3.12m)

First Floor Landing - 5'5" x 3'2" (1.65m x 0.97m)

Bedroom 1 - 13'8" x 9'4" (4.17m x 2.84m)

Bedroom 2 - 14'7" x 7'4" (4.45m x 2.24m)

Bathroom - 8'8" x 5'10" (2.64m x 1.78m)

Services - Mains water, electric and drainage.

EPC Rating - EPC rating E (41) with the potential to be B (83). Valid until August 2031.

Council Tax Banding - The Council Tax Band for the property is currently an 'A' (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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