



Bond
Oxborough
Phillips

Changing Lifestyles

1 The Gardens
Brandis Corner
Holsworthy
Devon
EX22 7YP

Asking Price: £350,000
Freehold



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01409 254 238
holsworthy@boproperty.com

1 The Gardens, Brandis Corner, Holsworthy, Devon, EX22 7YP



- DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- SPACIOUS AND VERSATILE ACCOMMODATION
- 2 RECEPTIONS ROOMS
- 3 BEDROOMS (1 ENSUITE)
- UTILITY ROOM AND CLOAKROOM
- OFF ROAD PARKING & GARAGE
- FRONT AND REAR GARDENS
- SOLAR PANELS AND BATTERY
- EPC RATING TBC AND COUNCIL TAX BAND D



Situated on the edge of a small and quiet cul-de-sac, Bond Oxborough Phillips are delighted to offer 1 The Gardens to the market.

The property provides well-presented, spacious and versatile accommodation throughout, ideal for modern family living. On the ground floor, there is an impressive 22' kitchen/dining room, perfect for entertaining, along with a comfortable living room, conservatory, useful utility room and cloakroom.

The first floor comprises three double bedrooms, with the principal bedroom benefitting from an en-suite shower room, in addition to a family bathroom.

Occupying a generous plot, the property enjoys both front and rear gardens, off-road parking and a single garage. The home further benefits from solar panels with battery storage, offering improved energy efficiency and helping to reduce running costs.



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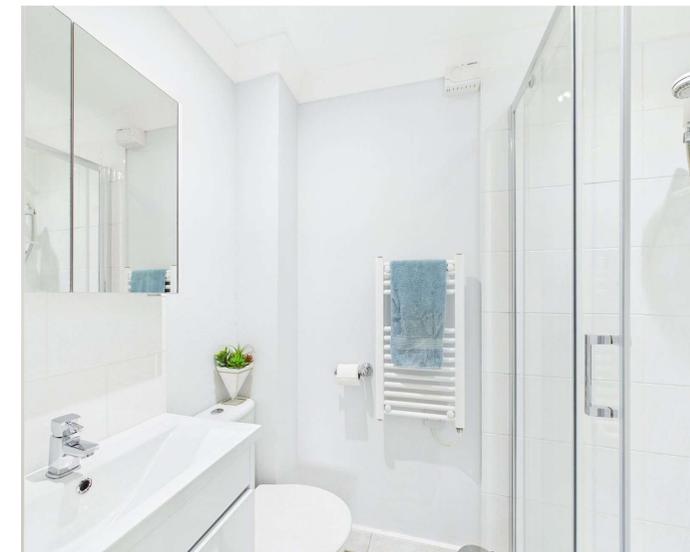


Directions

From the centre of Holsworthy proceed on the A3072 Hatherleigh for 4 miles and upon reaching Brandis Corner turn left towards Shebbear. After approximately 150 yards take the first left hand turning into The Gardens where No.1 will be found on the right hand side.

Situation

Brandis Corner is a small hamlet comprising a cluster of houses/bungalows and the Bickford Arms Inn, located approximately 4 miles east of the historical livestock and market town of Holsworthy, and some 9 miles west of another Devon market town called Hatherleigh. The villages of Bradford and Halwill lie respectively a few miles north and south. The coastal resort of Bude is only 12 miles away to the west, while Okehampton, the gateway to Dartmoor, is just 16 miles to the south-east. Other nearby places of interest are Launceston, and Exeter and Plymouth which are only around 1 hours drive away. Local facilities in Holsworthy include national and local shops, library, indoor swimming pool, sports hall, health centre, small theatre, and golf course etc. Surrounding Brandis Corner there are many acres of forestry land with permits for riding etc available along with the nearby National Trust Dunsland House Estate which provides lovely walks through period parkland.



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Internal Description

Entrance Hall - 7'11" x 4'8" (2.41m x 1.42m)

Kitchen/Diner - 22' x 7'9" (6.7m x 2.36m)

Living Room - 15'10" x 12'7" (4.83m x 3.84m)

Conservatory - 11'10" x 7'9" (3.6m x 2.36m)

Utility Room - 4'10" x 4'3" (1.47m x 1.3m)

Cloakroom - 5'2" x 4'10" (1.57m x 1.47m)

First Floor Landing

Bedroom 1 - 12'3" x 10'10" (3.73m x 3.3m)

Ensuite Shower Room - 6'4" x 3'10" (1.93m x 1.17m)

Bedroom 2 - 11'9" x 9'5" (3.58m x 2.87m)

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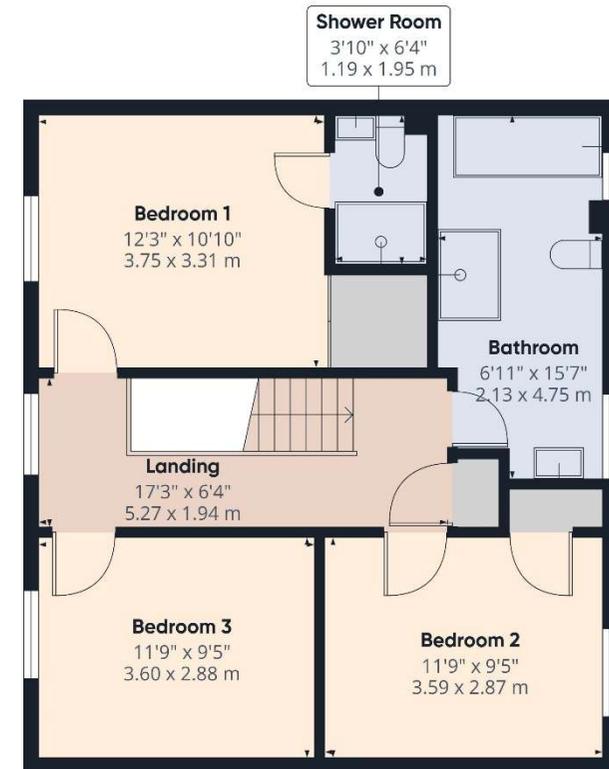
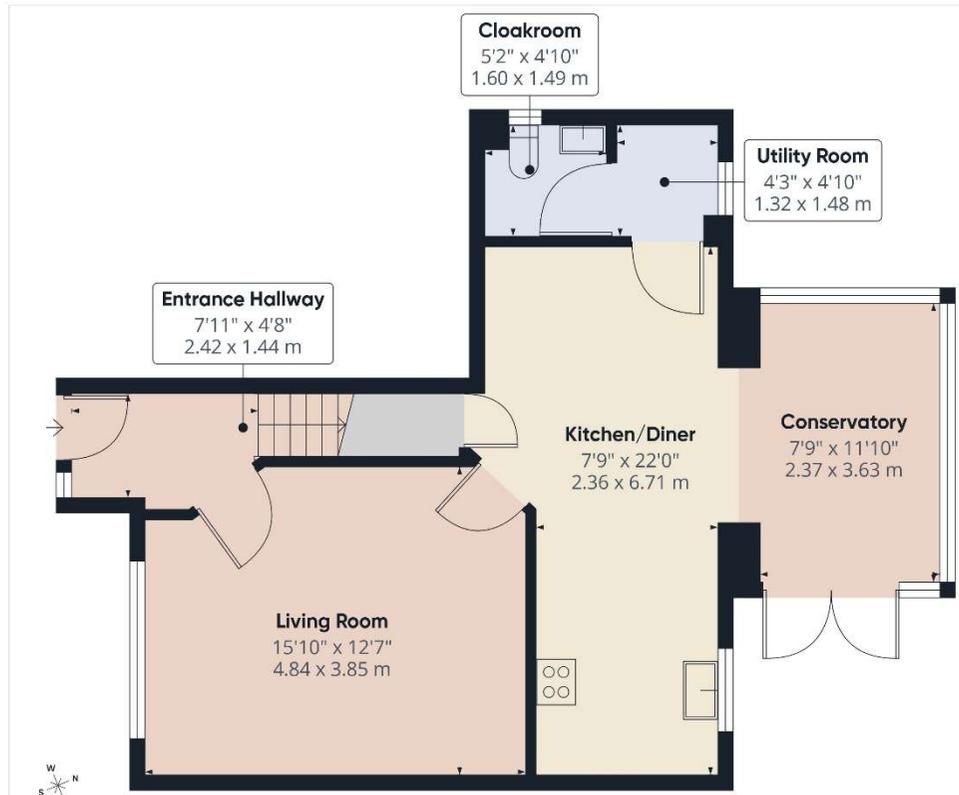
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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from 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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We are here to help you find and buy your new home...

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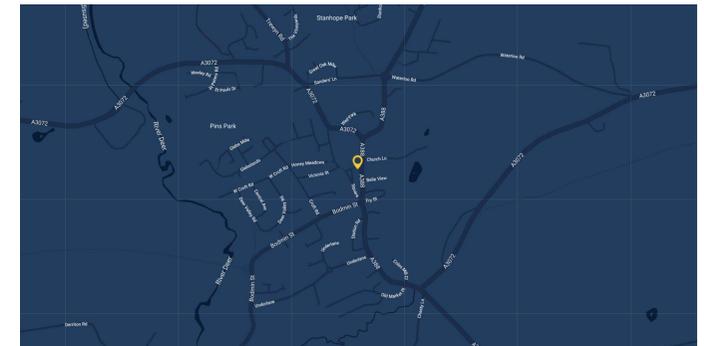
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