



Bond
Oxborough
Phillips

Changing Lifestyles

Pendene
Glebe Lane
Holsworthy
Devon
EX22 6AL

Asking Price: £325,000



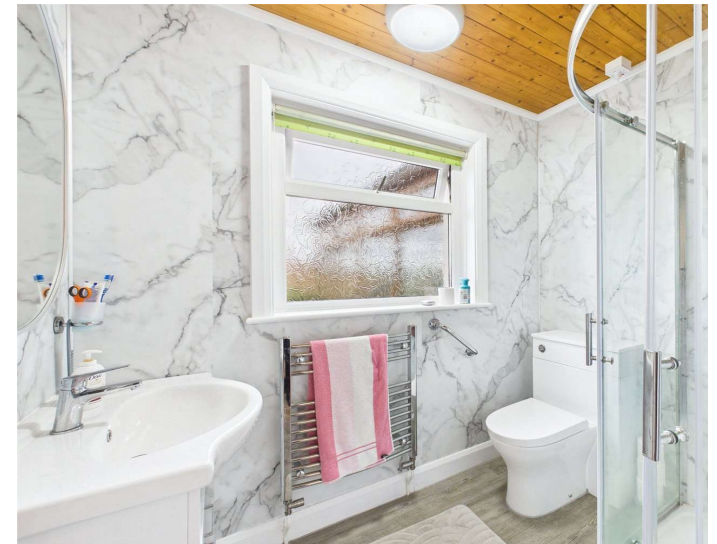
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01409 254 238
holsworthy@boproperty.com

Pendene, Glebe Lane, Holsworthy, Devon, EX22 6AL



- 2 BEDROOMS WITH AN ADDITIONAL LOFT ROOM
 - SEMI DETACHED BUNGALOW
 - WELL PRESENTED THROUGHOUT
 - DOUBLE GARAGE WITH WORKSHOP
 - EXTENSIVE OFF ROAD PARKING AREA
 - SPACIOUS AND VERSATILE ACCOMODATION
 - MOST CONVENIENT TOWN LOCATION
 - INTERNAL VIEWING RECOMMENDED



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Overview

Bond Oxborough Phillips are delighted to present this beautifully maintained, semi-detached three-bedroom bungalow, perfectly positioned in a highly convenient town location — just a stone's throw from a wide range of local amenities. Offering spacious and versatile accommodation, this home is ideal for those seeking easy access to the bustling heart of the market town, all within comfortable walking distance.

Upon entering, you are welcomed by a generous entrance porch — a practical space for coats, shoes, and everyday essentials. From here, an inner hallway leads through to a bright and inviting living room, where a large front-facing window floods the space with natural light, complemented by an attractive electric fireplace that creates a cosy and welcoming atmosphere.

Continuing through the property, you will find two well-proportioned double bedrooms, both benefitting from built-in storage. The modern shower room comprises a stylish vanity unit with inset hand wash basin, low flush W.C., and enclosed shower.

The heart of the home is the impressive kitchen/dining area, which has been tastefully modernised and fitted with a range of contemporary units and integrated appliances, including an electric hob with extractor over and inset double oven. The adjoining dining area provides ample space for family meals and entertaining.

To the rear, a lovely conservatory enjoys wraparound windows, allowing natural light to pour in — a perfect spot to relax and enjoy the outlook onto the garden.

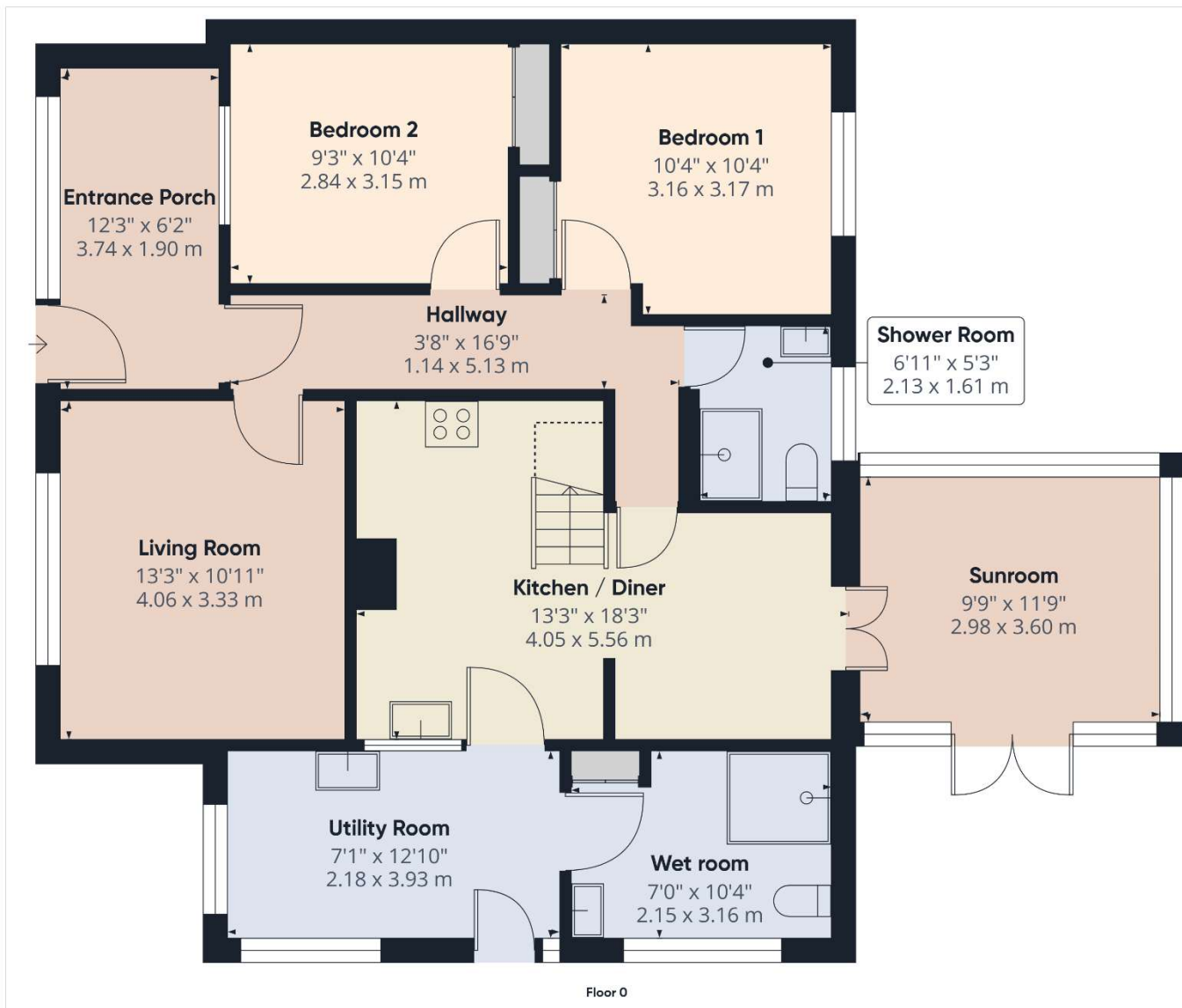
A spacious utility room to the side of the bungalow provides generous space for additional appliances and storage. Completing the ground floor is a well-appointed wet room, featuring a large walk-in shower, low flush W.C., and vanity unit with inset hand wash basin.

Upstairs, the loft room serves perfectly as a third bedroom or versatile additional space, featuring a large window and excellent built-in storage.

Externally, the property offers superb outside space, including a large private driveway providing ample parking for multiple vehicles. To the side, a double garage offers excellent potential as a workshop, with the added benefit of a further garage located within a nearby block. The enclosed rear garden is laid to lawn — an easy-to-maintain outdoor space ideal for relaxation or entertaining.

In summary:

A beautifully presented and deceptively spacious bungalow in a highly sought-after location, offering flexible living accommodation, modern comforts, and excellent parking and storage options — all within easy reach of town amenities. Early viewing is highly recommended.



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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.

EPC Rating – The current EPC Rating is currently a 'D' (55) with potential to increase to a 'B' (84).

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

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

Area Information

Pendene is situated within a few steps of Holsworthy town centre. This bustling market town 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.ridetherubycountry.co.uk is well worth a visit.

Directions

On Foot: The property may be approached by foot from Holsworthy's market square as follows. Proceed to HSBC Bank in the corner of the main square and go through into Victoria Square. Take the pedestrian pathway to the side of McColl's which will lead you into Honey Meadows. Continue to the end of Honey Meadows whereupon Pendene will be found on the right hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

By Car: From our office, proceed along Fore Street turning right into Bodmin Street. Take the next right hand turning into Croft Road and after about 200 yards turn right into Honey Meadows. The property will then be found tucked away on the left hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

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 and 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 available 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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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

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for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

