



Bond
Oxborough
Phillips

Changing Lifestyles

Wayton
Sanctuary Road
Holsworthy
Devon
EX22 6DQ

Asking Price: £345,000 Freehold



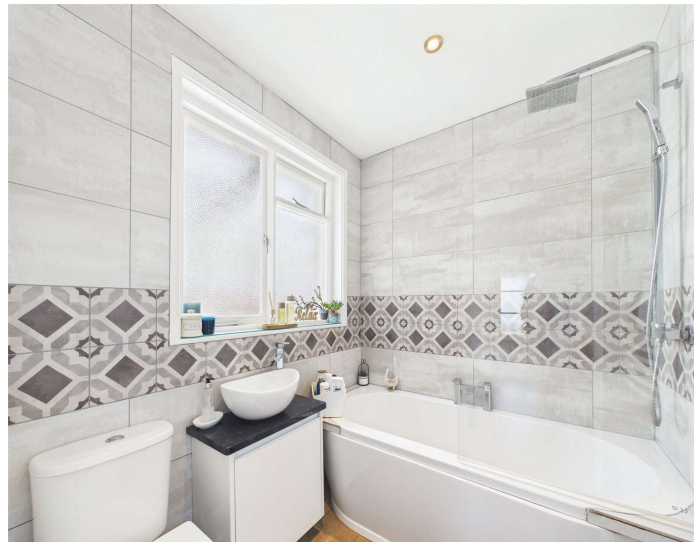
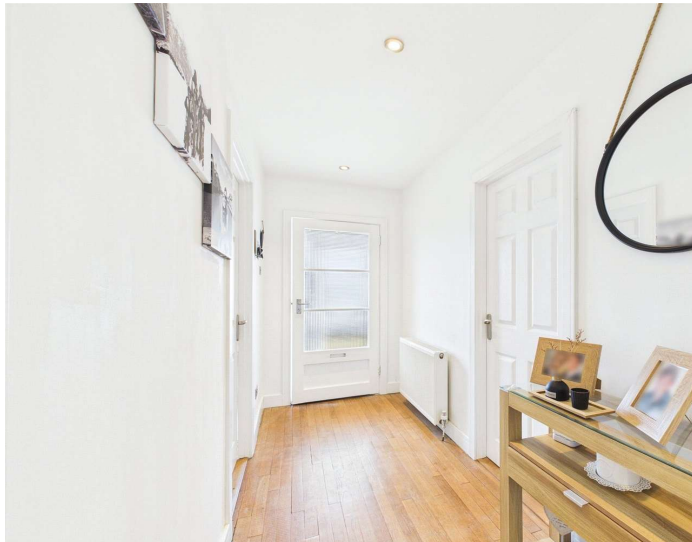
Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Wayton, Sanctuary Road, Holsworthy, Devon, EX22 6DQ



- WELL PRESENTED 3 BEDROOM BUNGALOW
- MOST CONVENIENT TOWN LOCATION
- OFF-ROAD PARKING AND GARAGE
- WALKING DISTANCE TO A RANGE OF LOCAL AMENITIES
- LANDSCAPED FRONT AND REAR GARDEN
- SOUGHT AFTER RESIDENTIAL LOCATION



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Overview

Bond Oxborough Phillips are delighted to present this beautifully refurbished family bungalow, ideally positioned in a highly convenient town location. Set within one of Holsworthy's most sought-after residential areas, Wayton is just a short stroll from a wide range of local amenities, making it perfectly suited to both families and those seeking ease of access to the town centre.

This impressive home has been thoughtfully transformed throughout, creating a stylish yet highly practical living space. Upon entering, a useful porch provides the perfect spot for everyday essentials, leading into a spacious and welcoming inner hallway. To the right, a superb living room is bathed in natural light, enhanced by dual aspect windows that create a bright and airy atmosphere.

The kitchen offers a versatile space, ideal for both entertaining guests and enjoying quieter evenings at home, with ample room to prepare and enjoy a variety of culinary delights. The family bathroom is well-appointed with a modern suite, including a drench shower over the bath, low flush W.C., and a sleek vanity unit with wash basin.

The property further benefits from three well-proportioned bedrooms, two of which are generous doubles, offering comfortable accommodation for family living or visiting guests. A practical utility room with access to the rear garden adds further convenience.

Externally, the bungalow continues to impress. The rear garden has been recently enhanced to create an attractive and sociable outdoor space—perfect for relaxing or entertaining during the warmer months. To the front, a generous lawn is complemented by a central pathway providing pedestrian access. A garage and off-road parking complete the property, ensuring ample practicality.

This superb bungalow will appeal to a wide range of buyers, from those seeking close proximity to local amenities to families searching for their next home. Having undergone extensive improvements, including a full rewire, Wayton is truly ready to move straight into.

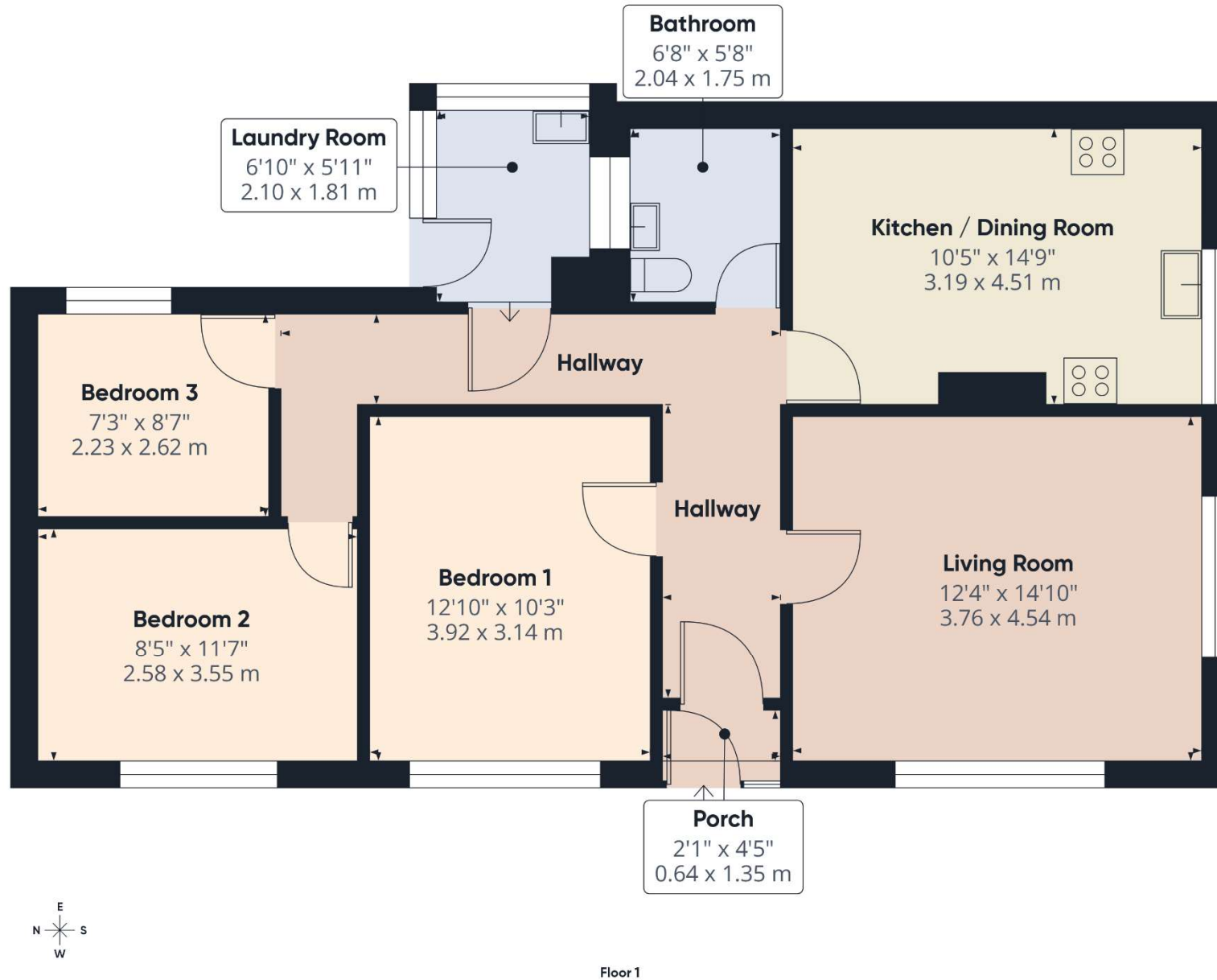
Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

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.

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

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

EPC Rating - EPC rating is currently an 'E' (45) with potential to increase to a 'C' (78)



Approximate total area⁽¹⁾

840 ft²
78 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Area Information

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,

Directions

From our office, proceed through the main square passing the old Bank on the corner on your right hand side into Victoria Square. Continue along this road for a short distance turning left into Sanctuary Road. Continue into Sanctuary Road and take the first left, followed by a right, Wayton will be found immediately on your right hand side, with its name plaque 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

01409 254 238

for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

