



Bond
Oxborough
Phillips

Changing Lifestyles

4 Honey Meadows
Glebe Lane
Holsworthy
Devon
EX22 6BG

Asking Price: £175,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

4 Honey Meadows, Glebe Lane, Holsworthy, Devon, EX22 6BG



- MID- TERRACE HOUSE
- KITCHEN/DINER AND LIVING ROOM
- 2 BEDROOMS BOTH WITH BUILT-IN STORAGE
- ENCLOSED REAR GARDEN
- WALKING DISTANCE TO TOWN CENTRE
- GREAT LINKS TO THE NORTH CORNISH COASTLINE AND OKEHAMPTON/A30.
- NO ONWARD CHAIN



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.



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Bond Oxborough Phillips are delighted to present this excellent opportunity for first-time buyers, investors, or those seeking a home within easy walking distance of the thriving market town centre of Holsworthy.

Upon entering this mid-terrace residence, you are welcomed by a practical inner hallway—ideal for coats and footwear. The ground floor continues into a generously proportioned living room, featuring an attractive electric fireplace and a useful understairs storage cupboard. To the rear, a well-sized kitchen/diner offers ample cupboard space and excellent potential for modernisation. Completing the ground floor is a bright sunroom, providing additional living space and direct access to the rear garden.

Upstairs, the property offers two spacious double bedrooms, both benefiting from built-in storage. The family bathroom comprises a shower, pedestal wash hand basin, and low-level WC.

Externally, the enclosed rear garden is laid to patio, creating a low-maintenance outdoor space perfect for al fresco dining and relaxing during the warmer months.

Although the property would benefit from updating throughout, it presents a fantastic opportunity to add value and personalise—making it an ideal first home or investment purchase.

Early viewing is highly recommended to fully appreciate the potential on offer.



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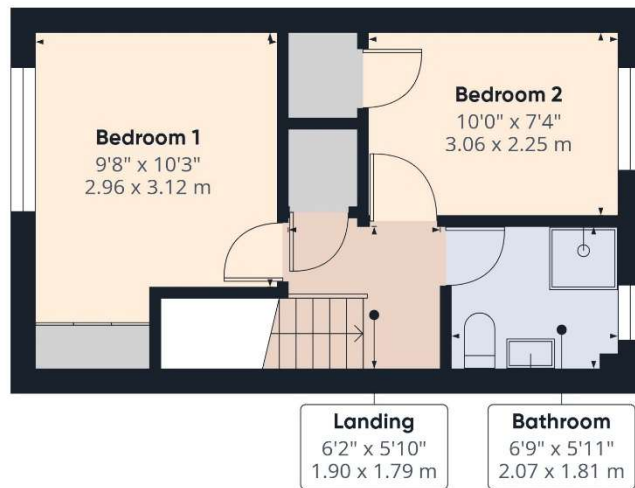


Have a property to sell or let?

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.



Floor 0



Floor 1

Directions

The property may be approached by foot from Holsworthy's market square as follows. Proceed to the former HSBC Bank in the corner of the main square and go through into Victoria Square. Take the pedestrian pathway to the side of the newsagents which will lead you into Honey Meadows. Take an immediate right-hand turn and proceed for approximately 50 metres where 4 Honey Meadows will then be found on your right-hand side.

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.

EPC Rating - The EPC rating is TBC.

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

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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