



Bond
Oxborough
Phillips

Changing Lifestyles

50 Old Market Place
Holsworthy
Devon
EX22 6FS

Asking Price: £210,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com



- SEMI DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- KITCHEN/DINER AND SEPARATE LIVING ROOM
- 2 DOUBLE BEDROOMS
- 2 ENSUITES AND CLOAKROOM
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING FOR 2 VEHICLES
- EPC RATING C AND COUNCIL TAX BAND B
- AVAILABLE WITH NO ONWARD CHAIN



An exciting opportunity to acquire this well-presented semi-detached home, situated within the popular Old Market Place cul-de-sac on the edge of Holsworthy. The property is conveniently located within walking distance of a range of local amenities and benefits from excellent transport links to Okehampton, the A30, and the North Cornish coastline.

The accommodation is thoughtfully arranged and well maintained, comprising an entrance hall with adjoining cloakroom, a comfortable living room, and a spacious kitchen/diner with double doors opening onto a private, enclosed rear garden—ideal for entertaining or relaxing.



To the first floor, the property offers two generous double bedrooms, both benefiting from their own ensuite facilities, providing a high level of comfort and convenience.

Externally, the home enjoys two tandem parking spaces positioned alongside the property, which also allows for a larger-than-average rear garden.

This property is perfectly suited to first-time buyers looking to step onto the housing ladder, as well as investors seeking a strong rental opportunity.

50 Old Market Place is offered to the market with no onward chain.



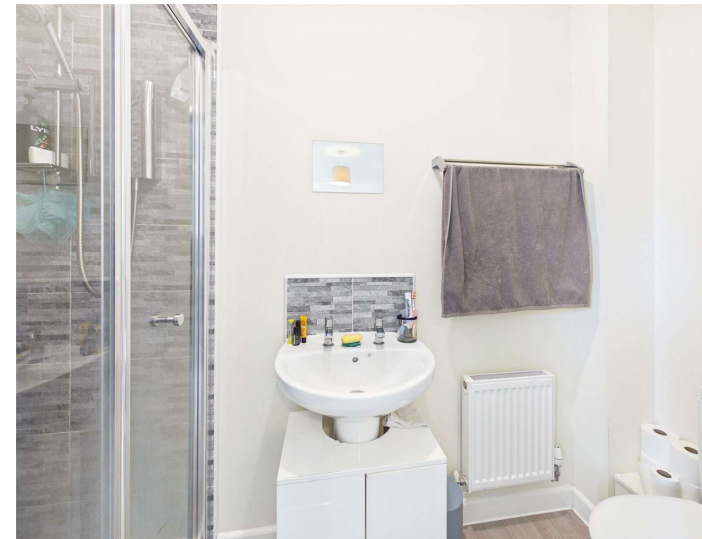
Situation

Nestled in the heart of the beautiful Devon countryside, Holsworthy is a thriving market town offering a wonderful blend of rural charm and modern convenience. With a strong sense of community, excellent local amenities, and a weekly pannier market, Holsworthy is a popular choice for families, retirees, and those seeking a quieter pace of life without sacrificing connectivity.

The town benefits from a range of independent shops, cafes, a supermarket, healthcare facilities, and well-regarded schools. For outdoor enthusiasts, the nearby Ruby Country offers a network of scenic walking and cycling routes, while the stunning North Devon and Cornwall coastlines – including Bude and Widemouth Bay – are just a short drive away, perfect for beach days, surfing, or coastal walks.

Surrounding villages such as Bradworthy, Pyworthy, and Bridgerule each offer their own unique charm and community spirit, with traditional pubs, village halls, and picturesque countryside views.

With easy access to larger centres such as Bideford, Launceston, and Barnstaple, and good transport links via the A30 and A39, Holsworthy is ideally located for those seeking a peaceful lifestyle with the benefit of connectivity.



50 Old Market Place, Holsworthy, Devon, EX22 6FS

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Internal Description

Entrance Hall - 4'3" x 3'9" (1.3m x 1.14m)

Cloakroom - 4'10" x 3'9" (1.47m x 1.14m)

Kitchen/Diner - 13'1" x 8'10" (4m x 2.7m)

Living Room - 16'1" x 9' (4.9m x 2.74m)

First Floor Landing - 6'8" x 2'11" (2.03m x 0.9m)

Bedroom 1 - 11'6" x 9' (3.5m x 2.74m)

Ensuite Bathroom - 8'3" x 4'7" (2.51m x 1.4m)

Bedroom 2 - 9'10" x 8'10" (3m x 2.7m)

Ensuite Shower Room - 8'10" x 2'11" (2.7m x 0.9m)

Services - Mains water and electric. Metred gas central heating via LPG communal tank.

EPC Rating - EPC rating C (78) with the potential to be A (94). Valid until August 2028.

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

Agent Note - Maintenance charges apply, price to be confirmed.

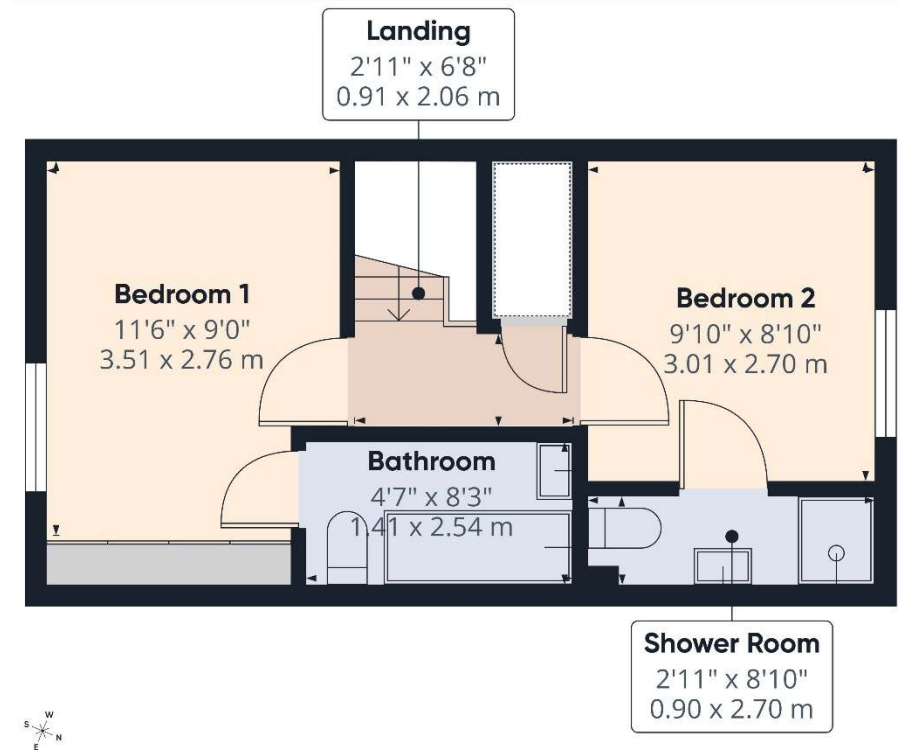
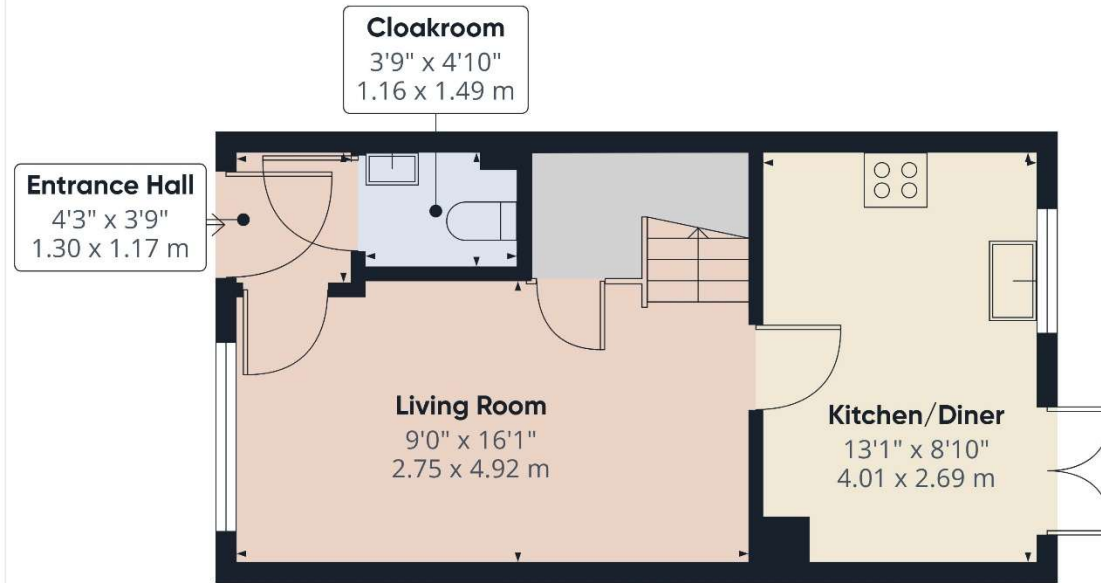
Agents Note - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out 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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Directions

From the centre of Holsworthy proceed along Fore Street into Chapel Street. The entrance to Old Market Place will be found at the bottom of the hill on the right hand side. Proceed into the development and continue up through past the entrance to Ruby Close. No.50 will be found on the right hand side with its number 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 & 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.

We are here to help you find and buy your new home...

Albion House
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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.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please do not hesitate to contact
the team at Bond Oxborough
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for a free conveyancing quote and
mortgage advice.

