



Bond
Oxborough
Phillips

Changing Lifestyles

9 Paradise Park
Whitstone
Holsworthy
Cornwall
EX22 6TQ

Asking Price: £210,000 Freehold



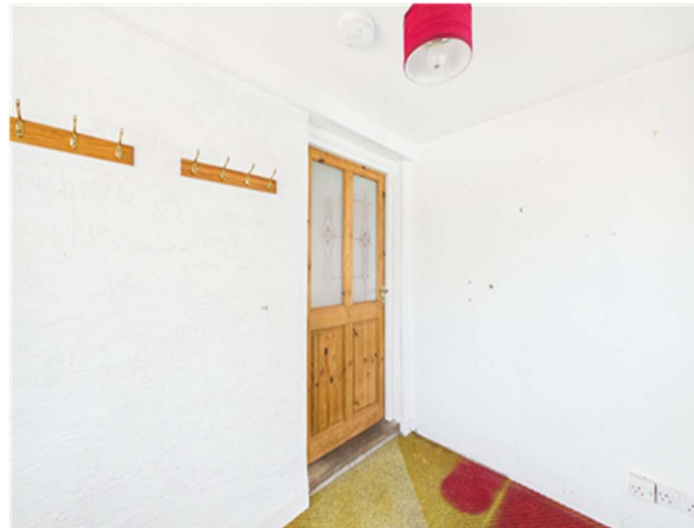
Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

9 Paradise Park, Whitstone, Holsworthy, Cornwall, EX22 6TQ



- SEMI-DETACHED HOUSE
- GENEROUS OFF-ROAD PARKING
- IN NEED OF MODERNISATION THROUGHOUT
- SOUGHT-AFTER VILLAGE LOCATION
 - 3/4 BEDROOMS
- ENCLOSED REAR GARDEN WITH COUNTRYSIDE VIEWS
- EPC = C AND COUNCIL TAX BAND = B



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Overview

9 Paradise Park offers an exciting opportunity for buyers seeking a home with true potential. Requiring modernisation throughout, this spacious semi-detached property provides the perfect canvas to create a stylish and bespoke living space tailored to your individual needs.

The ground floor welcomes you with a generous entrance porch, ideal for coats and everyday storage, leading into a bright and airy interior. A convenient downstairs W.C. adds practicality, while the kitchen enjoys an abundance of natural light from a large front-facing window. The substantial living room forms the heart of the home, offering access to the first floor and flowing seamlessly into a conservatory overlooking the rear garden—perfect for relaxing or entertaining. A versatile additional room completes the ground floor, well-suited as a home office, playroom, or even a ground floor bedroom if required.

To the first floor, the property continues to impress with three well-proportioned bedrooms, including two generous doubles and a third room ideal as a single bedroom, nursery, or study. The accommodation is served by a family bathroom, fitted with a walk-in shower, low-level W.C., and a vanity unit with inset wash basin.

Externally, the property benefits from ample off-road parking to the front, accommodating multiple vehicles. To the rear, a private, enclosed garden offers a low-maintenance outdoor space with direct access from the conservatory—perfect for enjoying a seamless indoor-outdoor lifestyle.

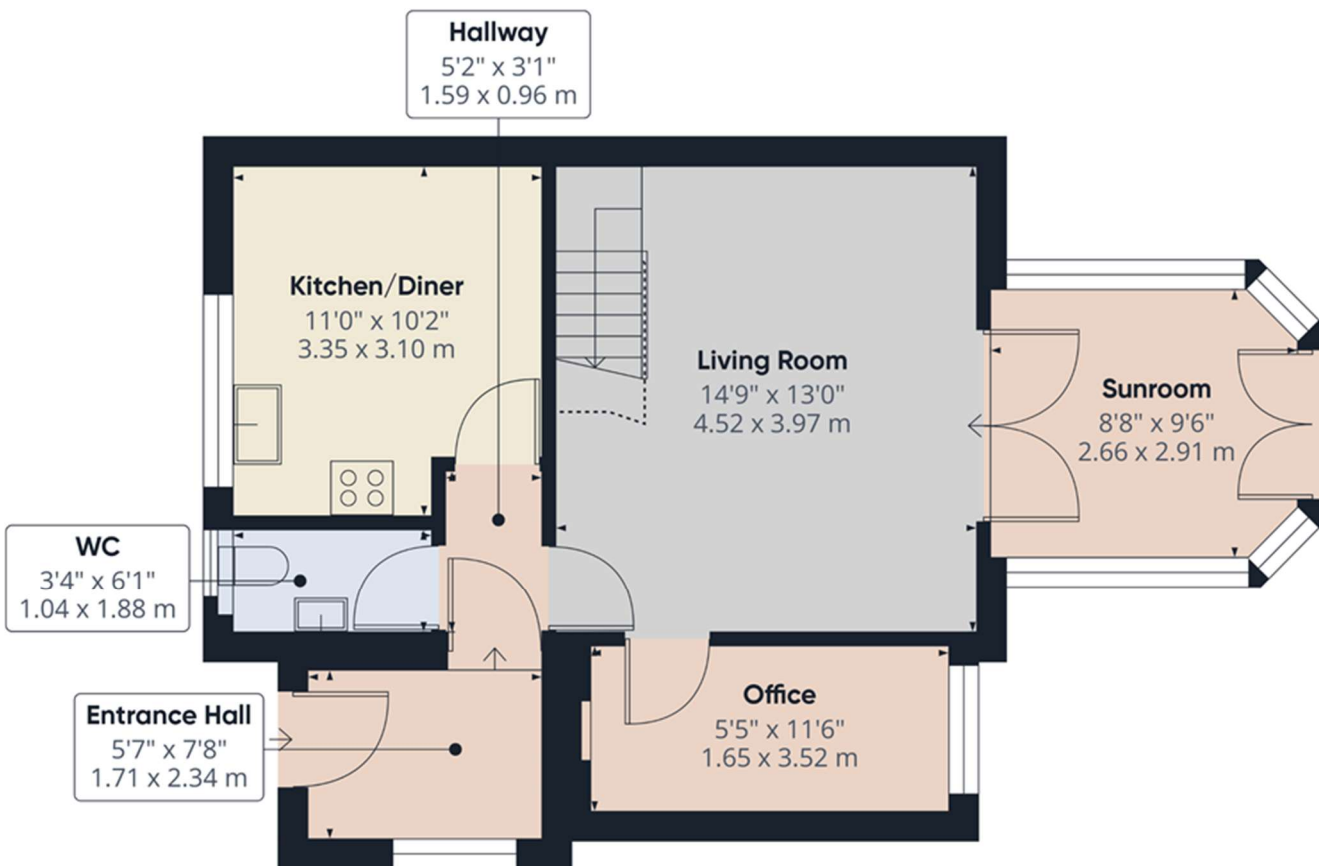
Offering space, flexibility, and tremendous scope for enhancement, this substantial home will appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate the potential on offer

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.

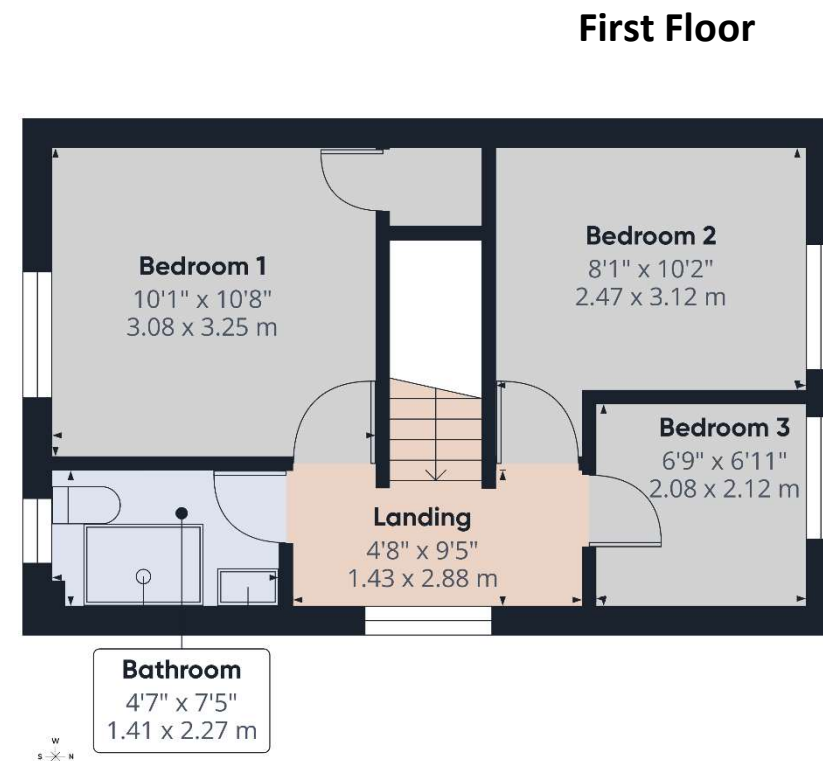
Services - Mains water, electricity and drainage.

EPC Rating - The current EPC rating for the property is a 'C' (69) with potential to increase to a 'B' (90)

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

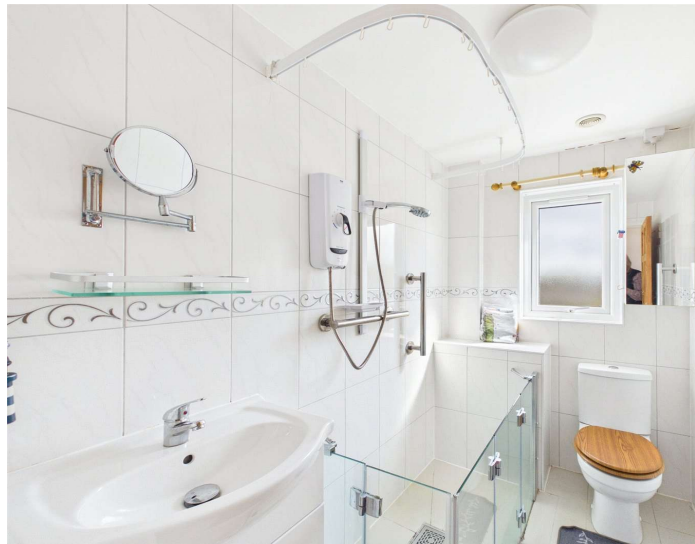


Ground Floor



First Floor

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Area Information

The property is located in the peaceful and sought-after village of Whitstone, offering a friendly community atmosphere and convenient access to both Devon and Cornwall. The village is surrounded by rolling countryside and benefits from local amenities including a primary school and traditional pub, providing the perfect balance of rural charm and practicality.

The nearby market town of Holsworthy offers a comprehensive range of shops, services, and leisure facilities, including supermarkets, independent retailers, healthcare, sports clubs, and well-regarded schools. Just a short drive away, the popular coastal town of Bude provides sandy beaches, rugged coastline, excellent surf, and a variety of cafes, eateries, and leisure opportunities. For historic character and additional amenities, Launceston is also easily accessible, featuring a charming town centre, iconic castle, schools, and superb connectivity via the A30.

This location offers a desirable mix of village tranquillity, market town convenience, and coastal and countryside lifestyle options, making it ideal for families, professionals, and those seeking a more relaxed pace of life.



Directions

From Bond Oxborough Phillips in Holsworthy, head west out of Holsworthy towards Bude along the A3072. Continue along this road for approximately 5 miles, upon reaching 'REDPOST' turn left onto the B3254. Then continue for another 4.5 miles before turning left into Paradise Park. Once you have entered the estate, turn left and follow the road right where you will then find 9 Paradise Park on the left-hand side with a FOR-SALE board 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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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		90 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

