

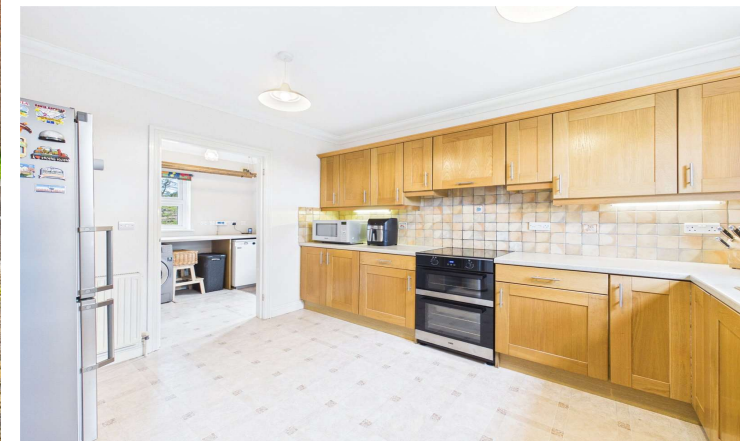


Bond
Oxborough
Phillips

Changing Lifestyles

4 Penhale Drive
Holsworthy
Devon
EX22 6FA

Asking Price: £365,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

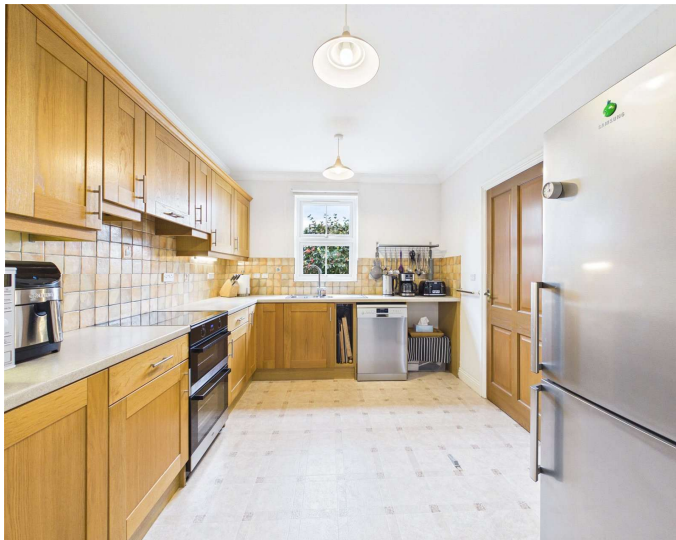


- DETACHED FAMILY HOME
- WELL PRESENTED AND SPACIOUS ACCOMMODATION
 - 2 RECEPTION ROOMS
- 4 BEDROOMS, 1 ENSUITE SHOWER ROOM
- FAMILY BATHROOM AND CLOAKROOM
 - FRONT AND REAR GARDEN
- OFF ROAD PARKING FOR 2 VEHICLES
 - DETACHED SINGLE GARAGE
- WALKING DISTANCE TO TOWN CENTRE
- GREAT LINKS TO OKEHAMPTON/A30 AND THE NORTH CORNISH COASTLINE
- EPC RATING C & COUNCIL TAX BAND E



An exciting opportunity to acquire 4 Penhale Drive, a well-presented home offering comfortable and versatile family living. Ideally situated on the outskirts of the popular market town of Holsworthy, being within walking distance to a range of local amenities. The property also enjoys convenient access to Okehampton, the A30, and the stunning North Cornish coastline.

The accommodation is both spacious and thoughtfully arranged. A welcoming and generous entrance hall provides ample space for coats and shoes, along with a useful under stairs storage cupboard. From here, there is access to the well-appointed kitchen, which in turn leads to a separate utility room and cloakroom. The bright and airy dining/living room features an attractive bay window and flows seamlessly into the conservatory, which overlooks the enclosed rear garden—perfect for relaxing or entertaining.



Upstairs, a spacious landing leads to four well-proportioned bedrooms. The principal bedroom benefits from its own ensuite shower room, while the remaining three bedrooms are served by a family bathroom.

Externally, the property occupies a generous plot with landscaped front and rear gardens. A private driveway provides off-road parking for two vehicles and leads to a detached garage.



Situation

The property is ideally situated within the thriving market town of Holsworthy, a welcoming community offering an excellent range of everyday amenities including independent shops, supermarkets, cafés, restaurants, primary and secondary schooling, medical facilities and a weekly pannier market. Holsworthy benefits from good transport links, with regular bus services and convenient road access connecting the town to the wider region.

The popular coastal town of Bude lies approximately 10 miles to the west and is renowned for its stunning sandy beaches, dramatic coastal scenery and vibrant lifestyle. Bude offers a broader selection of leisure facilities, boutique shops, cafés and restaurants, along with recreational attractions such as the South West Coast Path, golf course, sea pool and surfing beaches, making it a highly desirable destination for residents and visitors alike.

The surrounding area is dotted with a variety of picturesque villages and hamlets, each offering a strong sense of community, charming local pubs, village halls and scenic countryside walks. The region is well known for its beautiful rolling countryside, unspoilt landscapes and access to outdoor pursuits, while still remaining within easy reach of both the coast and larger towns.

Overall, the location offers the perfect balance of rural charm and modern convenience, making it ideal for those seeking a relaxed lifestyle without compromising on accessibility or amenities.



4 Penhale Drive, Holsworthy, Devon, EX22 6FA

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Internal Description

Entrance Hall - 11' x 5'11" (3.35m x 1.8m)

Kitchen - 11'10" x 9'11" (3.6m x 3.02m)

Living/Dining Room - 22'3" x 11'3" (6.78m x 3.43m)

Conservatory - 12'3" x 8'3" (3.73m x 2.51m)

Utility Room - 6'6" x 6'4" (1.98m x 1.93m)

Cloakroom - 6'4" x 2'11" (1.93m x 0.9m)

First Floor Landing - 15'10" x 3'1" (4.83m x 0.94m)

Bedroom 1 - 11'4" x 10'4" (3.45m x 3.15m)

Ensuite Shower Room - 7'7" x 3'3" (2.3m x 1m)

Bedroom 2 - 13'8" x 8'4" (4.17m x 2.54m)

Bedroom 3 - 11'5" x 7'9" (3.48m x 2.36m)

Bedroom 4 - 9'11" x 6'10" (3.02m x 2.08m)

Family Bathroom - 7'10" x 7' (2.4m x 2.13m)

Garage - 18'6" x 9'4" (5.64m x 2.84m)

Services - Mains water, electricity and drainage,

EPC Rating - EPC rating C (70). Valid until April 2036.

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

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.

Directions

From Holsworthy town centre proceed out of the town towards Bude on the A3072. Continue for a short distance and take the left hand turning into Rydon Fields, and upon entering the development take the first left hand turn signposted Penhale drive. Follow the road until the end of the cul-de-sac, whereupon 4 Penhale Drive will be found on the left hand side, with its number plaque clearly displayed.

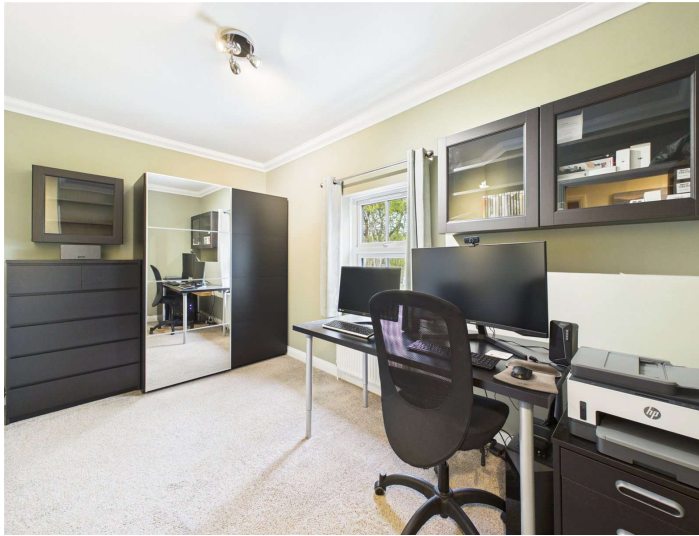


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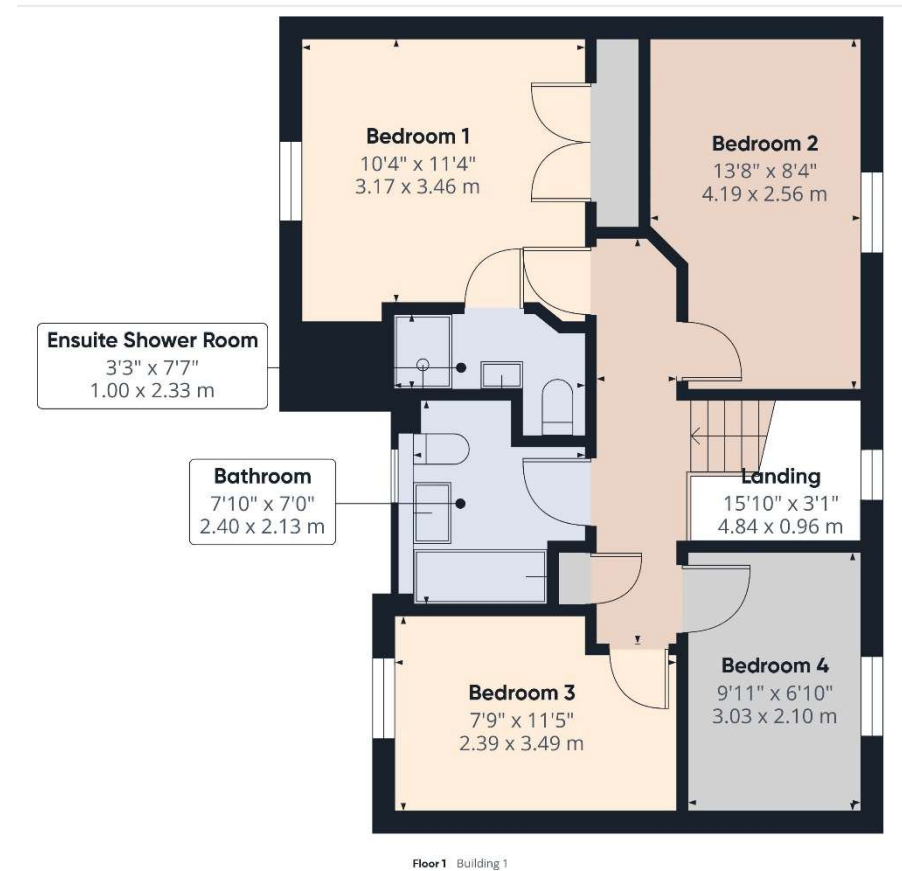
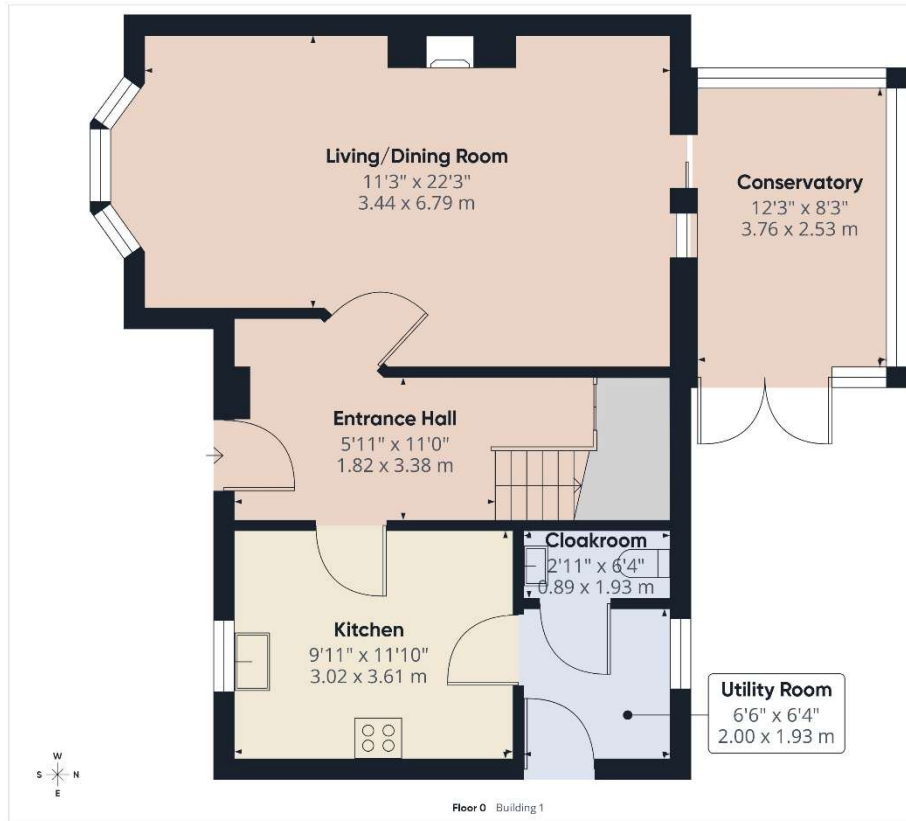


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Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information 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
4 High Street
Holsworthy
Devon
EX22 6EL

Tel: 01409 254 238

Email: holsworthy@bopproperty.com

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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

01409 254 238

for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

