



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Plas Gwyn  
Kingswood Meadow  
Holsworthy  
Devon  
EX22 6HG

**Asking Price: £375,000**  
**Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

# Plas Gwyn, Kingswood Meadow, Holsworthy, Devon, EX22 6HG

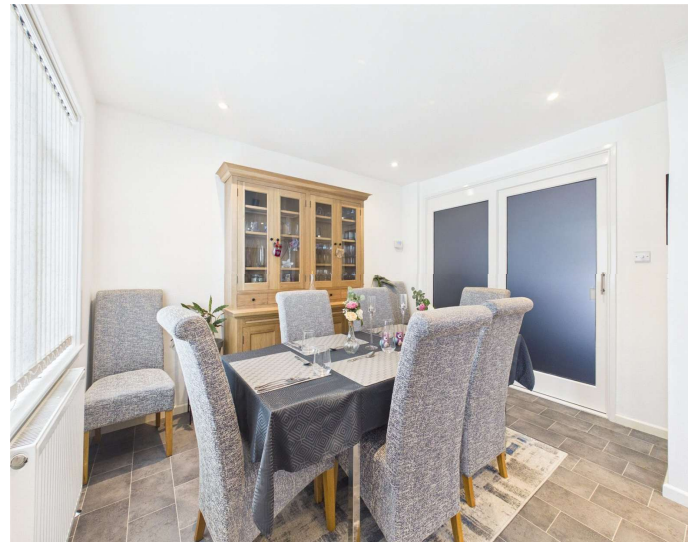


- DETACHED BUNGALOW
- WELL PRESENTED AND SPACIOUS ACCOMMODATION
- 3 RECEPTION ROOMS
- 3 BEDROOMS
- DETACHED SINGLE GARAGE, STORE ROOM AND POTTING SHED
- WRAP AROUND GARDEN
- OFF ROAD PARKING
- QUIET AND POPULAR CUL-DE-SAC LOCATION
- WALKING DISTANCE TO TOWN CENTRE
- GREAT LINKS TO NORTH CORNISH COASTLINE AND OKEHAMPTON/A30



Situated within one of Holsworthy's most sought-after residential cul-de-sacs, and conveniently positioned within walking distance of a wide range of local amenities, Plas Gwyn also benefits from excellent transport links to Okehampton, the A30, and the stunning North Cornish coastline.

Plas Gwyn offers spacious, well-presented and versatile accommodation comprising an entrance porch, modern kitchen with dining area, separate living room featuring a fireplace with inset wood-burning stove, sitting room, sun room, three bedrooms, family bathroom, utility room, and cloakroom.



Externally, the property benefits from two driveways providing off-road parking for two vehicles, a detached single garage, store room, and potting shed, together with wrap-around gardens enjoying a high degree of privacy.

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### Directions

From the centre of Holsworthy proceed on the A388 towards Bideford, passing straight through the mini-roundabout, and take the right hand turning into Kingswood Meadow. Proceed into the development, following the road to the left. Then take the first right hand turn and the entrance to Plas Gwyn can be found after a short distance on the left hand side.

### Situation

Plas Gwyn is nestled within the sought after residential cul-de-sac of Kingswood Meadow and is literally within 5 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. 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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# Internal Description

**Entrance Porch** - 7'4" x 5'8" (2.24m x 1.73m)

**Kitchen/Diner** - 21'2" x 11'1" (6.45m x 3.38m)

**Living Room** - 13'7" x 12'7" (4.14m x 3.84m)

**Sitting Room** - 16'10" x 8'11" (5.13m x 2.72m)

**Sunroom** - 11'4" x 5'7" (3.45m x 1.7m)

**Bedroom 1** - 13'5" x 9'11" (4.1m x 3.02m)

**Bedroom 2** - 11'5" x 8'11" (3.48m x 2.72m)

**Bedroom 3** - 9'3" x 5'11" (2.82m x 1.8m)

**Bathroom** - 6'11" x 5'8" (2.1m x 1.73m)

**Utility Room** - 9'1" x 5'1" (2.77m x 1.55m)

**Cloakroom** - 6'2" x 2'5" (1.88m x 0.74m)

**Garage** - 17'8" x 9'1" (5.38m x 2.77m)

**Store Room** - 11'8" x 9'2" (3.56m x 2.8m)

**Potting Shed** - 9'1" x 4'4" (2.77m x 1.32m)

**Services** - Mains water, electric and drainage. LPG gas central heating. Full Fibre connected.

**EPC Rating** - EPC rating E (43) with the potential to be D (58). Valid until May 2036.

**Council Tax Banding** - The Council Tax Band for the property is currently a 'D' (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.



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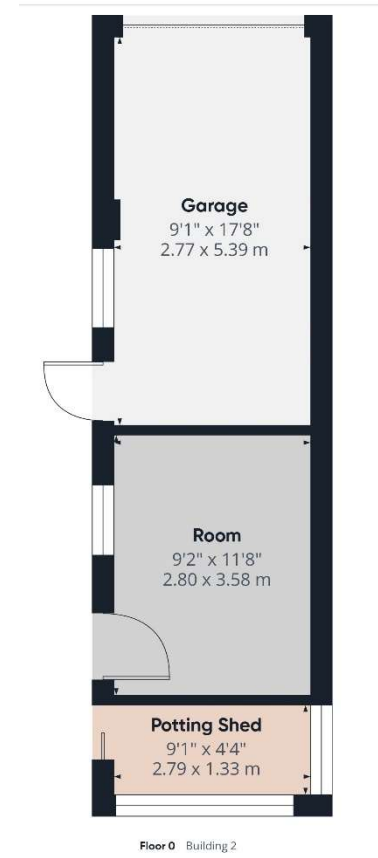


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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from 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...

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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		
55-68	D		58 D
39-54	E	43 E	
21-38	F		
1-20	G		

