

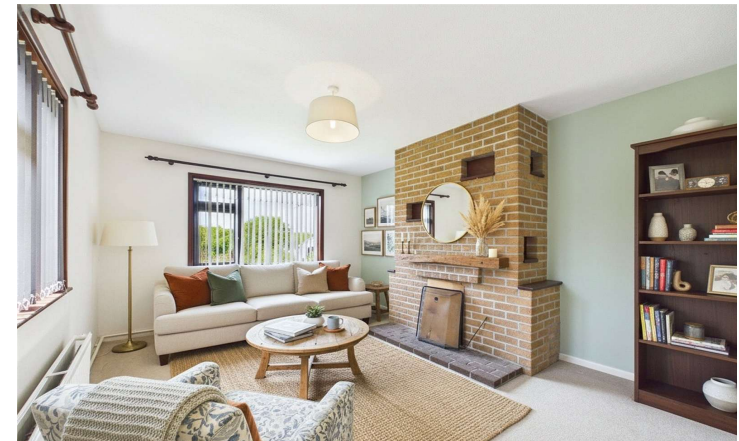


Bond
Oxborough
Phillips

Changing Lifestyles

30 Deer Valley Road
Holsworthy
Devon
EX22 6DA

Asking Price: £285,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

30 Deer Valley Road, Holsworthy, Devon, EX22 6DA



- DETACHED 3 BEDROOM BUNGALOW
- HIGHLY SOUGHT-AFTER TOWN LOCATION
- WALKING DISTANCE TO A RANGE OF LOCAL AMENITIES
- BEAUTIFUL VIEWS OVER HISTORIC VIADUCT
- OFF-ROAD PARKING AND GARAGE
 - WRAP AROUND GARDEN
- TIDY THROUGHOUT - IN NEED OF SOME MODERNISATION



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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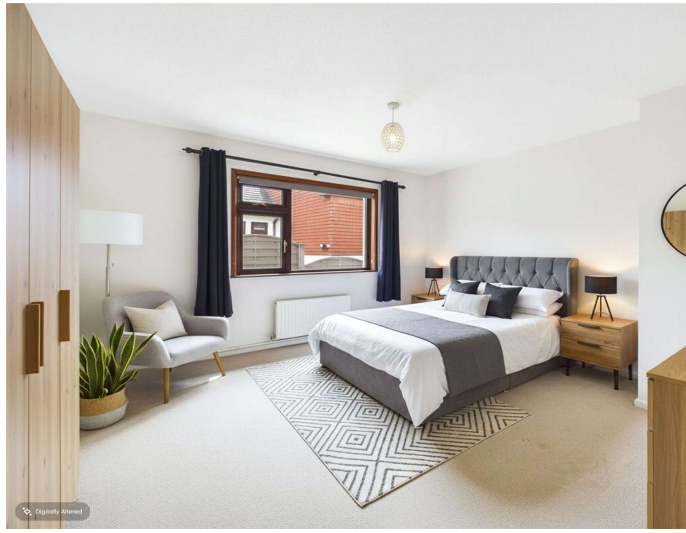
30 Deer Valley Road presents an exciting opportunity for those seeking a well-positioned home within easy reach of a range of highly regarded local amenities. Occupying a generous plot and enjoying superb views towards the historic Holsworthy Viaduct, this charming bungalow is perfectly suited to a variety of buyers, including families, downsizers and those looking to put their own stamp on a property.

Internally, the accommodation is both spacious and well-proportioned. The welcoming living room benefits from dual-aspect double glazed windows, allowing an abundance of natural light to flood the space, whilst a feature open fireplace creates a warm and cosy focal point. The generous kitchen/diner offers excellent potential for modernisation and provides an ideal setting for keen cooks and entertaining alike, with the added convenience of integral access to the garage.

The family bathroom comprises a panel-enclosed bath with shower over, low-level W.C. and pedestal wash hand basin. Completing the accommodation are three bedrooms, including two well-sized double rooms, alongside a versatile third bedroom which would lend itself perfectly as a guest room, home office or hobby space.

Externally, the property continues to impress. To the front, there is off-road parking for multiple vehicles together with a sizeable lawned garden. The rear garden has been thoughtfully renovated to include a tiered patio area, ideal for al fresco dining and outdoor entertaining, complemented by a variety of attractive raised planters throughout.

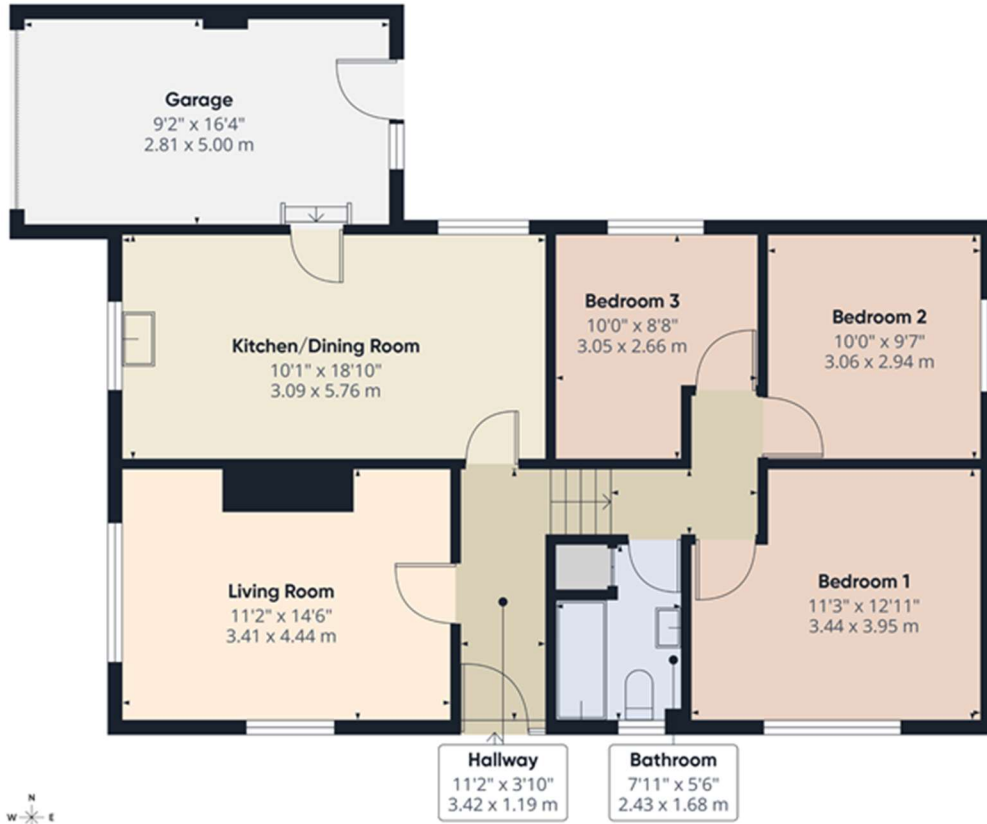
Viewing is highly recommended to fully appreciate the potential, position and picturesque surroundings that 30 Deer Valley Road has to offer.



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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.

Agent Notes - Please note that some of the internal photographs have been AI enhanced.

Services - Mains water, electricity and drainage. LPG bottled central heating.

EPC Rating - The EPC rating for the property is currently an 'E' (42) with potential to increase to a 'D' (55). Valid until September 2035.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E	42 E	
21-38	F		
1-20	G		



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.

Directions

From the centre of Holsworthy proceed along Fore Street, turning right into Bodmin Street, and then turning right again into Croft Road. Continue along Croft Road, turning left into Westcroft Road, then take the third left hand turning into Deer Valley Road whereupon the property will be found a short way along on the left hand side overlooking the viaduct with a Bond Oxborough Phillips 'For Sale' notice 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.

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