



Bond
Oxborough
Phillips

Changing Lifestyles

Glenmoor
Bodmin Street
Holsworthy
Devon
EX22 6BH

Asking Price: £250,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Glenmoor, Bodmin Street, Holsworthy, Devon, EX22 6BH



- SEMI DETACHED HOUSE
- 2 RECEPTION ROOMS
- 3 BEDROOMS
- IN NEED OF MODERNISATION THROUGHOUT
- FRONT AND REAR GARDENS
- OFF ROAD PARKING
- SINGLE GARAGE
- WALKING DISTANCE TO TOWN CENTRE
- GREAT LINKS TO THE NORTH CORNISH COASTLINE AND OKEHAMPTON/A30
- AVAILABLE WITH NO ONWARD CHAIN



Situated in a convenient edge-of-town location, within walking distance of a range of local amenities and enjoying excellent links to the North Cornish coastline, Okehampton, and the A30, this semi-detached house presents a fantastic opportunity for buyers seeking a property with potential.

Coming to the market for the first time in over 60 years, the property offers spacious and characterful accommodation throughout, briefly comprising two well proportioned reception rooms, a kitchen with separate utility room, cloakroom, three bedrooms — including two doubles and one single bedroom — together with a family bathroom.

Retaining a wealth of charm and original features, the property benefits from a feature bay window within the living room and an original stained-glass window on the first-floor landing, enhancing the home's traditional appeal.

Externally, the property enjoys both front and rear gardens, off-road parking, and an integral single garage.

Whilst now requiring modernisation throughout, the property offers excellent potential to create a wonderful family home tailored to individual tastes and requirements.

Available with no onward chain.



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com



Situation

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.



Directions

From the centre of Holsworthy proceed along Fore Street in the Launceston direction turning right, not into the square, but into Bodmin Street. Follow this road, ignoring the right hand turning into Croft Road, but take the next right hand turning where Glenmoor will be found at the end of the road on the right hand side, with a Bond Oxborough Phillips "For Sale" board clearly displayed.



Glenmoor, Bodmin Street, Holsworthy, Devon, EX22 6BH

Changing Lifestyles

Internal Description

Entrance Hall - 14'6" x 6' (4.42m x 1.83m)

Kitchen - 14'8" x 8'7" (4.47m x 2.62m)

Dining Room - 11'9" x 11'7" (3.58m x 3.53m)

Living Room - 11'11" x 11'6" (3.63m x 3.5m)

Utility Room - 10'9" x 6'10" (3.28m x 2.08m)

Cloakroom - 6'6" x 3'4" (1.98m x 1.02m)

First Floor Landing - 9'9" x 2'10" (2.97m x 0.86m)

Bedroom 1 - 11'9" x 11'8" (3.58m x 3.56m)

Bedroom 2 - 11'7" x 11'4" (3.53m x 3.45m)

Bedroom 3 - 7'2" x 6'4" (2.18m x 1.93m)

Bathroom - 6'2" x 6'1" (1.88m x 1.85m)

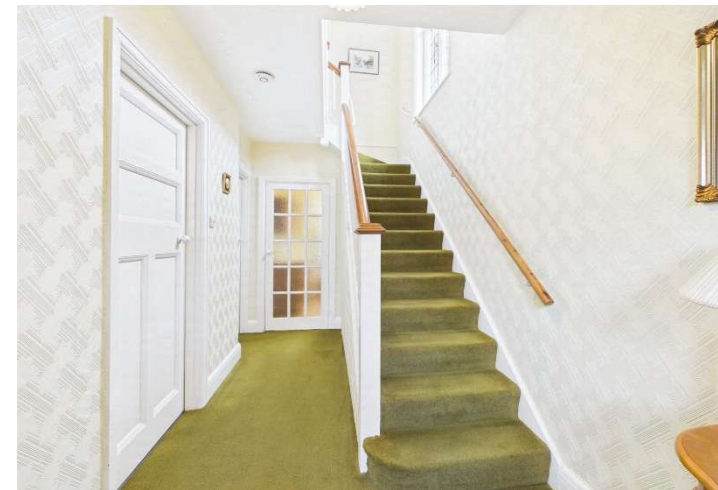
Garage - 17'8" x 10'8" (5.38m x 3.25m)

Services - Mains water, electricity and drainage.

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

EPC Rating - The EPC rating is TBC.

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.

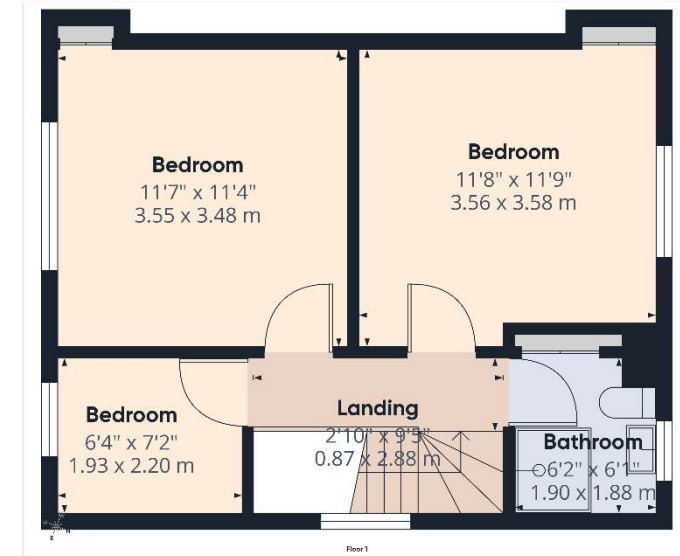


Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com



Glenmoor, Bodmin Street, Holsworthy, Devon, EX22 6BH



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.

Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Glenmoor, Bodmin Street, Holsworthy, Devon, EX22 6BH

Changing Lifestyles

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@boproperty.com

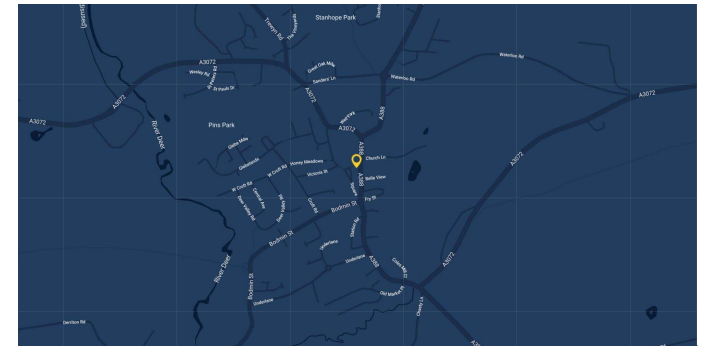
Have a property to sell or let?

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.



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com