



Bond
Oxborough
Phillips

Changing Lifestyles

12 Bray Road
Holsworthy
Devon
EX22 6FJ

Asking Price: £385,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

12 Bray Road, Holsworthy, Devon, EX22 6FJ



- DETACHED HOUSE
- 2 RECEPTION ROOMS
- 4 BEDROOMS (1 ENSUITE)
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING FOR 2 VEHICLES
- DETACHED GARAGE
- SOUGHT AFTER DEVELOPMENT
- WALKING DISTANCE TO TOWN CENTRE
- EPC - TBC
- COUNCIL TAX BAND 'E' (PLEASE NOTE THIS COUNCIL BAND MAY BE SUBJECT TO REASSESSMENT)



An impressive and beautifully presented four-bedroom detached family home, featuring a spacious conservatory and a master bedroom with en-suite facilities.

Designed with modern family living in mind, the property offers a generous kitchen/dining room, ideal for both everyday life and entertaining, alongside a separate living room providing a comfortable and relaxing space. Further benefits include gas-fired central heating and double glazing throughout.

Externally, the property enjoys a well-maintained and attractively enclosed rear garden with convenient side access, a garage, and off-road parking for two vehicles.

Occupying a desirable edge-of-town position within a sought-after residential development, the property is ideally situated for easy access to nearby parks and playing fields, while remaining within a level walk of the town centre and its amenities.

Offering an excellent combination of space, presentation, and location, this superb home is perfectly suited to growing families, whilst also presenting an attractive opportunity for investors.



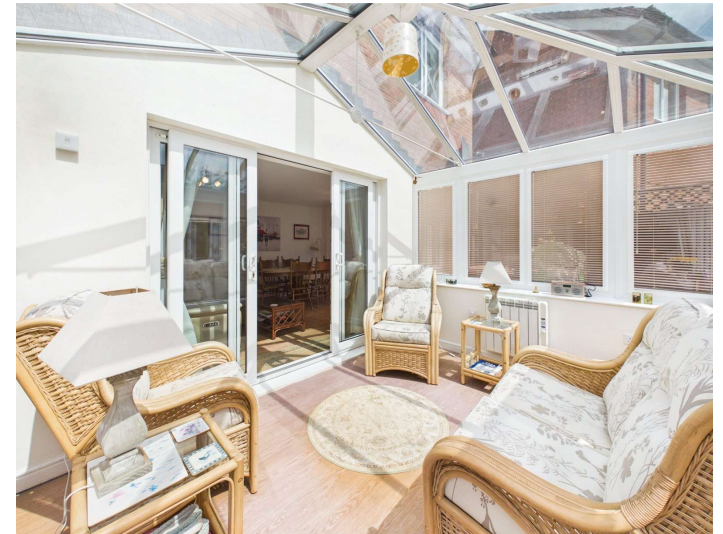
Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Situation

The property is of the "Cambridge" design and is only one of 2 that were built on this quality development. It offers accommodation briefly comprising: Entrance Hall with Cloakroom, Lounge, Open Plan Kitchen/Diner with Utility and sliding doors to the Conservatory. The First Floor Landing serves the Ensuite Master Bedroom, 3 Further Bedrooms and Family Bathroom.

The bustling market town of Holsworthy has a 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.



12 Bray Road, Holsworthy, Devon, EX22 6FJ

Changing Lifestyles

Internal Description

COVERED ENTRANCE PORCH - Courtesy light. "Grain effect" PVCu entrance door leading to:

LIVING ROOM - 16'8" x 11'9" (5.08m x 3.58m)

KITCHEN/DINER - 25' x 12'3" (7.62m x 3.73m)

BEDROOM 1 - 12'1" x 11'9" (3.68m x 3.58m)

BEDROOM 2 - 12'6" x 8'10" (3.8m x 2.7m)

BEDROOM 3 - 11'1" x 9'7" (3.38m x 2.92m)

BEDROOM 4 - 9'1" x 7'6" (2.77m x 2.29m)

FAMILY BATHROOM - 10'9" x 5'9" (3.28m x 1.75m)

SUNROOM - 11'1" x 8'9" (3.38m x 2.67m)

GARAGE - 18'9" x 9'7" (5.72m x 2.92m)

Electric up and over door. Light and power connected. Concrete floor. Side door to garden.

UTILITY ROOM - Half glazed opaque door leading out to the driveway.

OUTSIDE - An adjacent tarmac drive provides off road parking for 2 vehicles and gives access to the garage. A side pedestrian gate gives access to the rear garden which is mainly lawned and fully enclosed by wooden fencing. Path leads around the property to a patio area. Stepping stones lead across the lawn to a gazebo in the back corner of the garden boarded by paving slabs. Garden shed. Pretty flower beds containing plans and well-established shrubs. Outside tap. Outside light.

SERVICES - Mains water, electricity and drainage. Metered LPG gas for an on-site communal tank.

COUNCIL BAND - Band 'E' (Please note this council band may be subject to reassessment).

EPC RATING - EPC rating TBC

MAINTENANCE CHARGE - To be confirmed.

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.

Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

12 Bray Road, Holsworthy, Devon, EX22 6FJ

Changing Lifestyles



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

12 Bray Road, Holsworthy, Devon, EX22 6FJ

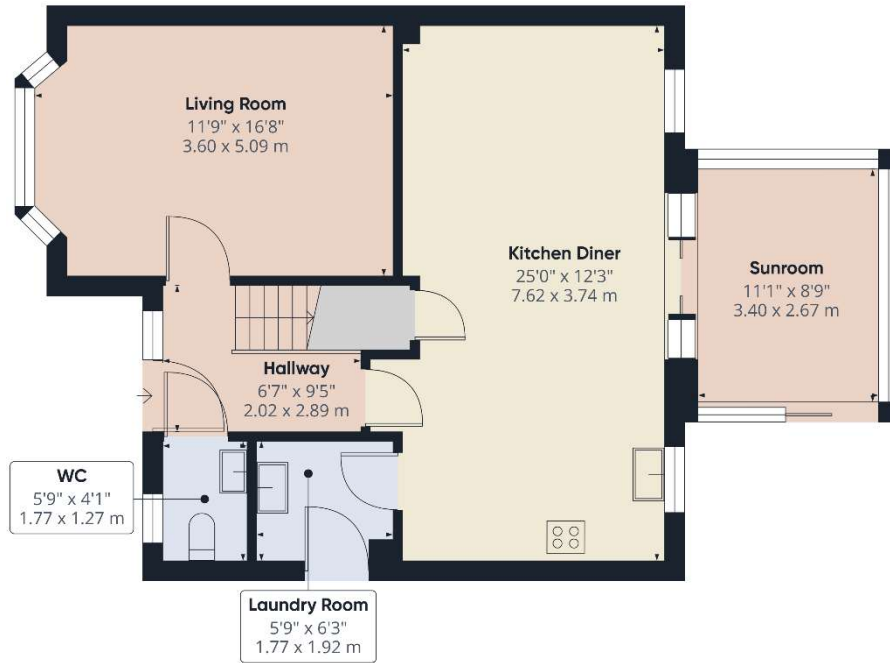


Changing Lifestyles

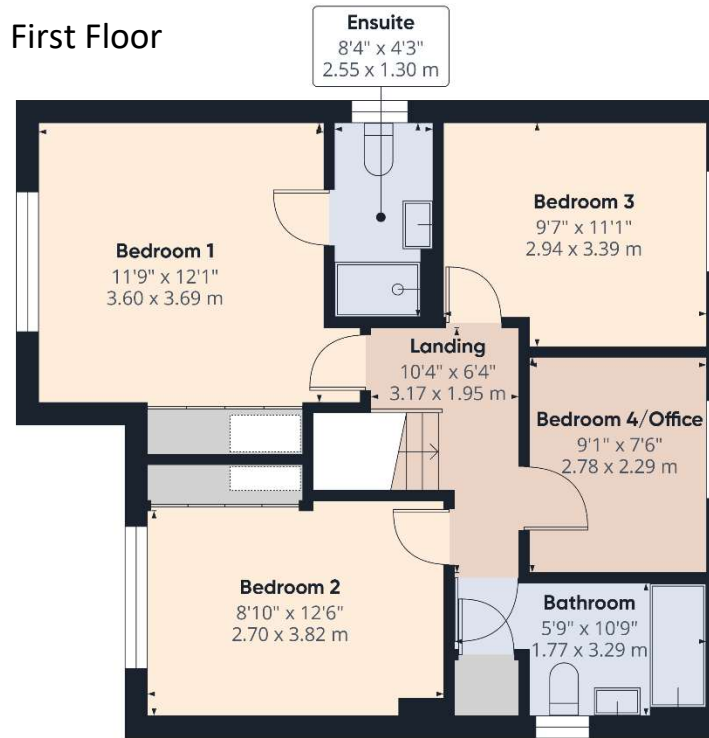
01409 254 238
holsworthy@boproperty.com



Ground Floor



First Floor



Directions

From the centre of Holsworthy proceed on the A3072 Bude road and on the edge of Holsworthy opposite the BP garage. turn right signed Bradworthy/Chilsworthy. Follow this road and at the mini roundabout turn right into Clifton Heights. Proceed into the development and 12 Bray Road will be found a short way along on the right hand side.

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.

12 Bray Road, Holsworthy, Devon, EX22 6FJ

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@bopproperty.com

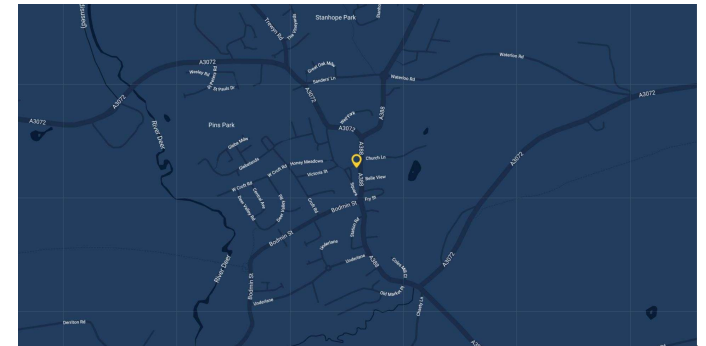
Have a property to sell or let?

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@bopproperty.com