



Bond
Oxborough
Phillips

Changing Lifestyles

3 The Vineyards
Holsworthy
Devon
EX22 6JG

Asking Price: £300,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

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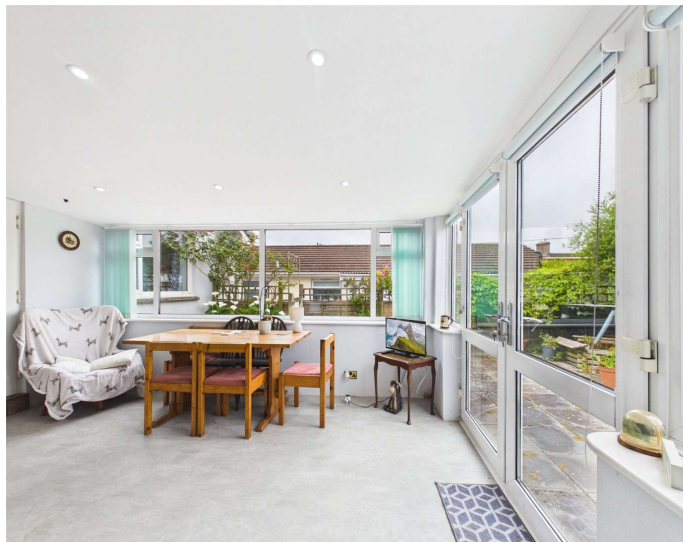


- DETACHED BUNGALOW
- WELL PRESENTED THROUGHOUT
- 2 RECEPTION ROOMS
- 2 DOUBLE BEDROOMS
- 1 BATHROOM & 1 SHOWER ROOM
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- INTEGRAL SINGLE GARAGE
- GENEROUS PLOT - FRONT & REAR GARDENS
- SOUGHT AFTER RESIDENTIAL CUL-DE-SAC
- WALKING DISTANCE TO A RANGE OF AMENITIES
- GREAT LINKS TO OKEHAMPTON/A30 AND THE NORTH CORNISH COASTLINE
- AVAILABLE WITH NO ONWARD CHAIN



Situated within a sought-after residential cul-de-sac on the edge of the popular market town of Holsworthy, 3 The Vineyards enjoys a convenient location within walking distance of a wide range of local amenities, whilst benefiting from excellent transport links to Okehampton, the A30, and the stunning North Cornish coastline.

This well-presented detached bungalow occupies a generous plot and offers spacious, versatile accommodation throughout. The property is approached via a driveway providing off-road parking for several vehicles and access to the integral single garage, with attractive gardens to both the front and rear.



Internally, the accommodation comprises a well-appointed kitchen, separate dining room enjoying pleasant views over the rear garden, and a comfortable living room, creating excellent spaces for both everyday living and entertaining. There are two double bedrooms, served by a family bathroom and the added benefit of a separate shower room, a particularly desirable feature for a property of this style.

Offered to the market with the significant advantage of no onward chain.

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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. Take the first right hand turning into The Vineyards, where upon number 3 will be found after a short distance on the left hand side with a Bond Oxborough Phillips 'For Sale' board clearly displayed.

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" which is named after the famous local Red Ruby cattle.



Internal Description

Entrance Hall - 20'8" x 3'6" (6.3m x 1.07m)

Kitchen - 15'3" x 8' (4.65m x 2.44m)

Dining Room - 13'9" x 10'4" (4.2m x 3.15m)

Living Room - 18'11" x 10'9" (5.77m x 3.28m)

Bedroom 1 - 12'11" x 10'10" (3.94m x 3.3m)

Bedroom 2 - 11' x 9'6" (3.35m x 2.9m)

Bathroom - 6'5" x 5'7" (1.96m x 1.7m)

Shower Room - 6'6" x 5'8" (1.98m x 1.73m)

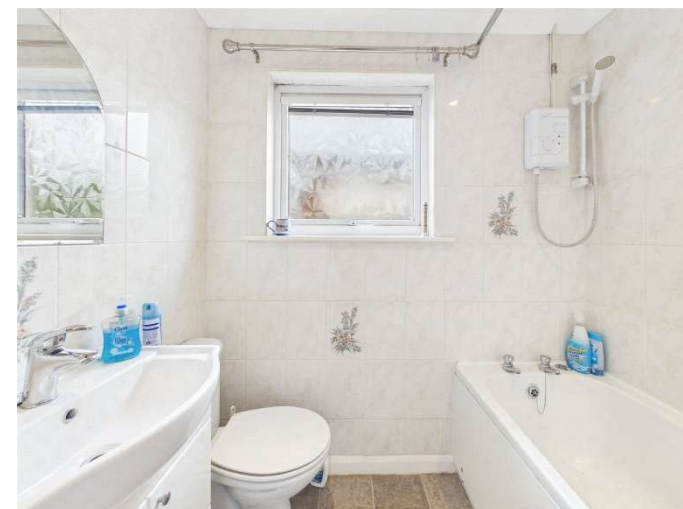
Garage - 16'9" x 8'3" (5.1m x 2.51m)

Services - Mains water, electric and drainage.

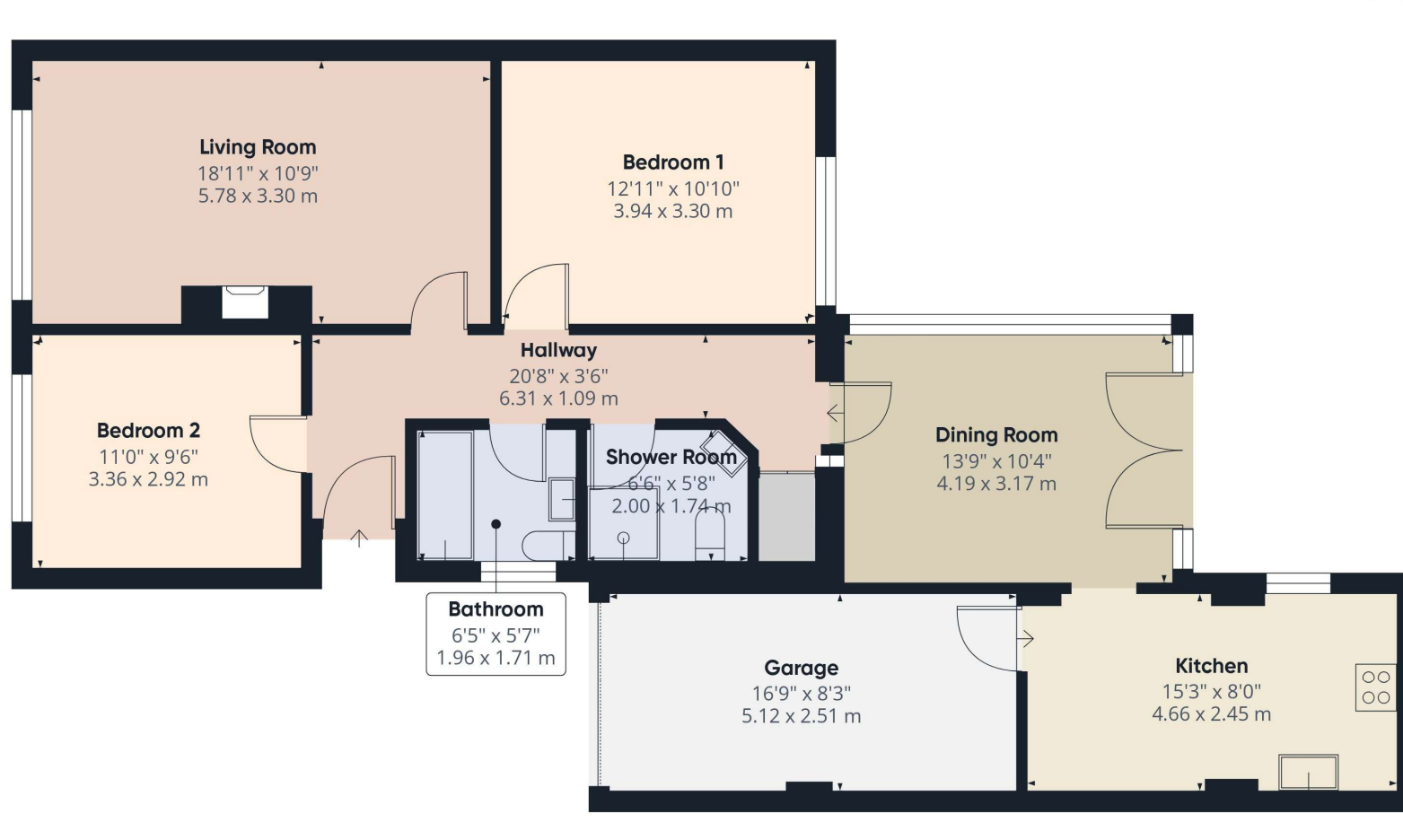
EPC Rating - EPC rating D (58) with the potential to be B (87). Valid until April 2031.

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

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.







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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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		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

