

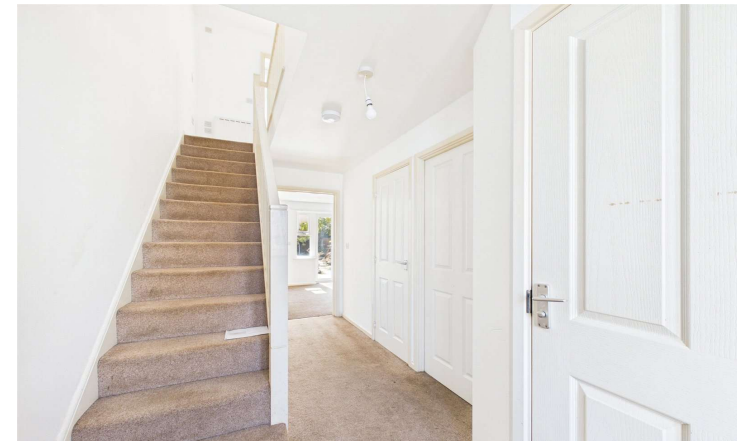


Bond
Oxborough
Phillips

Changing Lifestyles

6 Craddock Close
Holsworthy
Devon
EX22 6EY

Asking Price: £78,750 To be advised



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01409 254 238
holsworthy@boproperty.com

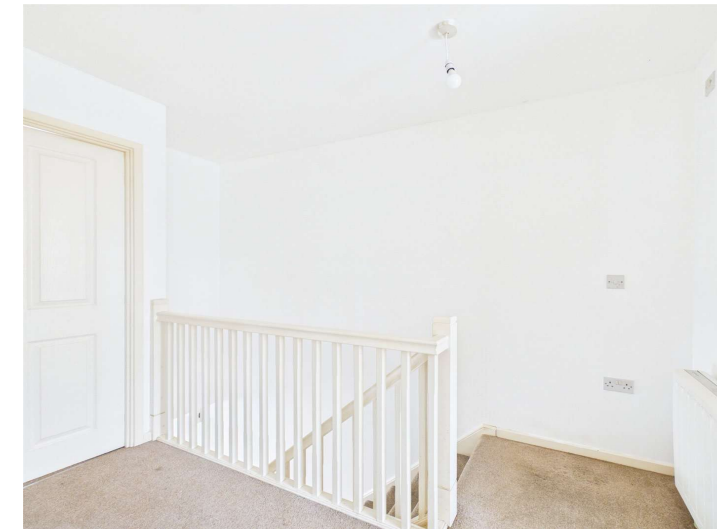
6 Craddock Close, Holsworthy, Devon, EX22 6EY



- 2 DOUBLE BEDROOM HOUSE
 - PART BUY / PART RENT
- SPACIOUS ACCOMMODATION
- CONVENIENT TOWN LOCATION
 - ENCLOSED REAR GARDEN
 - AL FRESCO DINING AREA
- GOOD LINKS TO THE NORTH CORNISH COASTLINE
 - MID TERRACE HOUSE
 - COUNCIL TAX BAND = B



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.



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Bond Oxborough Phillips are delighted to offer an exciting opportunity to purchase a 45% shared ownership of this well-presented two-bedroom mid-terraced home, with the option to staircase up to 100% ownership in the future. Offering generous and well-maintained accommodation throughout, the property is ideally suited to first-time buyers or those seeking an affordable route onto the property ladder.

The accommodation begins with a spacious inner hallway providing access to the downstairs cloakroom, kitchen and living room. The kitchen offers ample under-counter space for white goods, along with additional room for a freestanding fridge/freezer. To the rear of the property lies the heart of the home — a bright and welcoming living/dining room where double-glazed French doors flood the space with natural light and open directly onto the garden, creating an ideal setting for both everyday living and entertaining.

To the first floor are two generous double bedrooms, both well-proportioned, along with a family bathroom comprising a shower over bath, pedestal wash hand basin and low-level W.C.

Externally, the property benefits from an enclosed rear garden, featuring a patio area that provides the perfect space for al-fresco dining and outdoor relaxation.

Conveniently located within walking distance of local amenities, the property also enjoys excellent transport links to Launceston, Okehampton and the A30, while the stunning North Cornish coastline is within easy reach — making this an ideal home for both commuters and lifestyle buyers alike.

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.

Eligibility - Applicants will need to be qualified for the property. In the first instance, please ensure that anybody viewing the property meets the local connection and the basic criteria to access shared ownership:

- A gross household income less than £80,000 per year
- A memorandum of sale to show they have sold their property, if applicable
- Confirmed that they cannot afford to buy a suitable property on the open market

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- Evidence of a sufficient deposit and funds available to pay the associated costs.

One of the following must also be true:

- you're a first-time buyer
- you used to own a home but cannot afford to buy one now
- you're forming a new household - for example, after a relationship breakdown
- you're an existing shared owner, and you want to move
- you own a home and want to move but cannot afford to buy a new home for your needs

If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.

As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments. If there is a local connection criteria, it will be attached to the how to apply email.

Services - Mains electric, water and drainage.

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

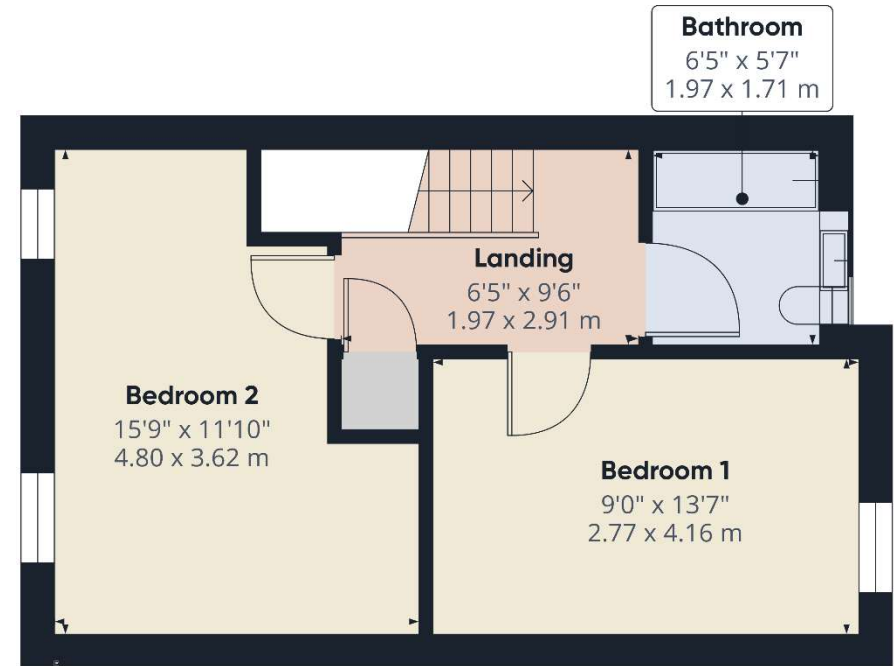
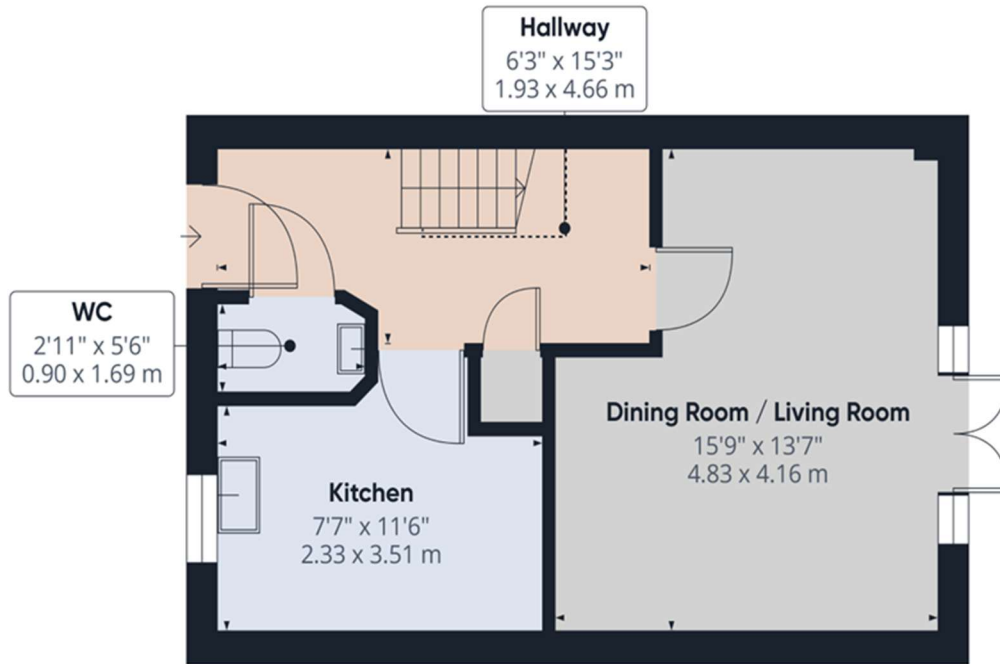
EPC Rating - The EPC rating for the property is currently a 'C' (73) with potential to increase to a 'B' (85).

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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.

Directions

From the centre of Holsworthy proceed in the Bideford direction passing straight through the mini-roundabout, take the left hand turn, signed "Hospital". Proceed along this road for about 200 yards and take the third turning on the right into Craddock Close. Take the first left hand turn, continue on this road for a short distance the property will be found on the left 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.

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