

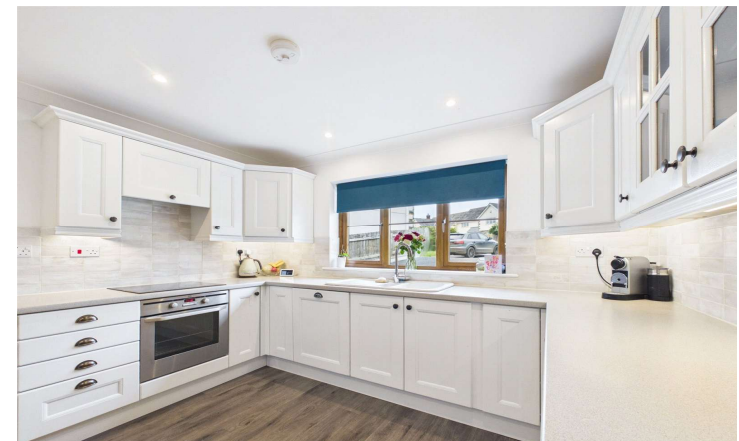


Bond
Oxborough
Phillips

Changing Lifestyles

31 St Andrews Close
Sutcombe
Holsworthy
Devon
EX22 7PL

Asking Price: £395,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

31 St Andrews Close, Sutcombe, Holsworthy, Devon, EX22 7PL



- Substantial four-bedroom detached family home
- Highly sought-after village location
- Immaculately presented throughout
- Spacious master bedroom with fitted storage and en-suite
- Landscaped front and rear gardens
- Off-road parking for multiple vehicles
 - Integral garage
 - Ideal for modern family living
 - No Onward Chain



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Overview

Bond Oxborough Phillips are delighted to present this immaculately presented four-bedroom family home, offered to the market with NO ONWARD CHAIN.

Occupying a generous plot towards the end of the highly sought-after St. Andrews Close, this substantial detached residence enjoys a prime position within the development and offers spacious, versatile accommodation perfectly suited to modern family living.

Upon entering the property, you are welcomed by a spacious entrance hallway providing access to the principal ground-floor accommodation. To the right, a superb open-plan kitchen/dining room forms the heart of the home, featuring a range of matching wall and base units, an integrated dishwasher, inset oven with electric hob and extractor hood over, together with a practical breakfast bar ideal for casual dining. Adjoining the kitchen is a useful utility area offering additional space for under-counter appliances, access to the integral garage, and a door leading directly to the rear garden.

The ground floor further benefits from two generous reception rooms, offering excellent flexibility for family life and entertaining. One enjoys the warmth and character of a feature log-burning stove, creating the perfect setting for cosy evenings, while the second opens into a bright conservatory with double-glazed French doors leading out to the rear garden. Completing the ground-floor accommodation is a cloakroom comprising a low-level WC and vanity wash hand basin, alongside a versatile home office, study, or craft room.

The first floor continues to impress with four well-proportioned bedrooms. The spacious principal bedroom comfortably accommodates a super king-size bed and benefits from extensive built-in storage, as well as a beautifully appointed en-suite shower room. Bedroom two is another generous double room with built-in storage, while bedrooms three and four offer flexibility for growing families, guest accommodation, or additional workspace.

Serving the remaining bedrooms is a stunning family bathroom, thoughtfully designed to include a walk-in shower, inset bath, low-level WC, and pedestal wash hand basin.

Externally, the property is equally appealing. To the front, an extensive driveway provides ample off-road parking for multiple vehicles, while wrap-around access to the side of the property enhances practicality. The enclosed rear garden has been carefully landscaped to create an inviting outdoor space, predominantly laid to lawn and complemented by a patio seating area, perfect for al fresco dining and summer entertaining.

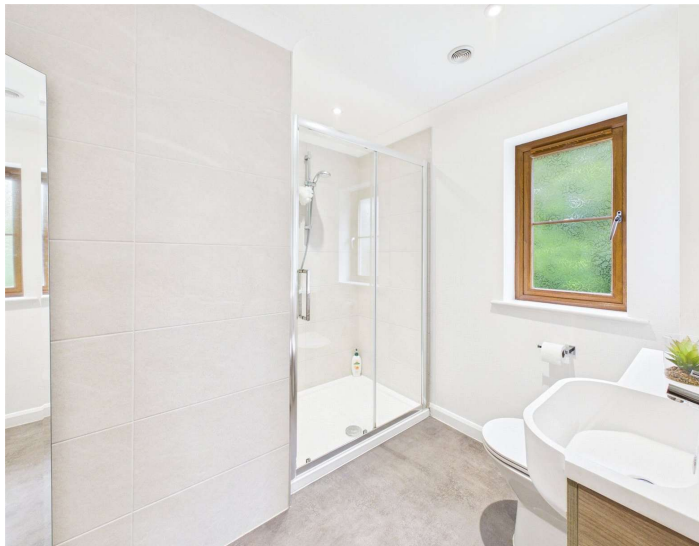
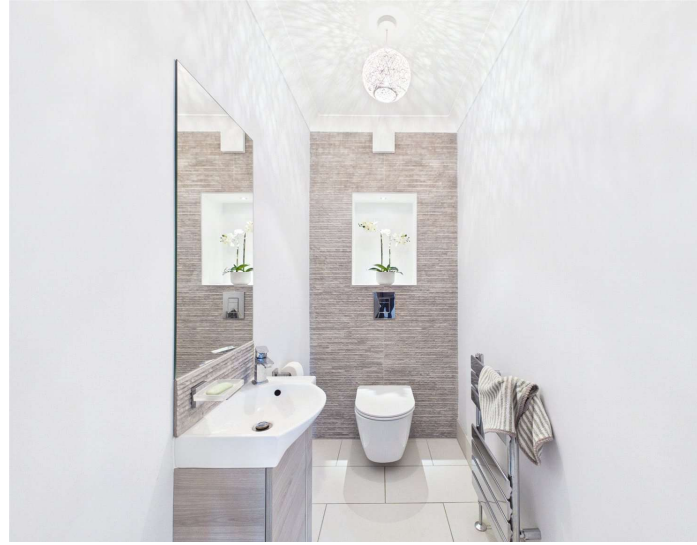
Combining generous living space, versatility, and exceptional presentation throughout, 31 St. Andrews Close represents a fantastic opportunity to acquire a truly impressive family home. An internal viewing is highly recommended to fully appreciate everything this outstanding property has to offer.

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Area Information

The residence is situated on the outskirts of the small village of Sutcombe which has a great community spirit, and well supported Village Hall. The neighbouring village of Bradworthy is just some 2.5 miles and offers a wider range of shops including a butchers, post office, general stores, etc. Other village amenities include a doctor's surgery, bowling green, garages, popular pub, social club, well supported village hall where many activities take place, and the particularly well respected Bradworthy Primary Academy with its Pre-School facilities. The regional North Devon Centre of Barnstaple is some 25 miles and for those wishing to travel further afield, the Cathedral/University City of Exeter with its intercity rail and motorway links is some 40 miles.

Directions

From Holsworthy proceed on the main A388 Bideford road for about 3 miles, and upon reaching Holsworthy Beacon turn left towards Sutcombe. Follow this country road towards the village and proceed up the hill whereupon St Andrews Close will be found on the right hand side. Proceed through the development all the way to the end where you will then find 31 St. Andrews Close situated on your 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 and 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 available 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.

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.

Services - Mains water, electricity and drainage. Oil fired central heating.

EPC Rating - The EPC rating is TBC.

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



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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?

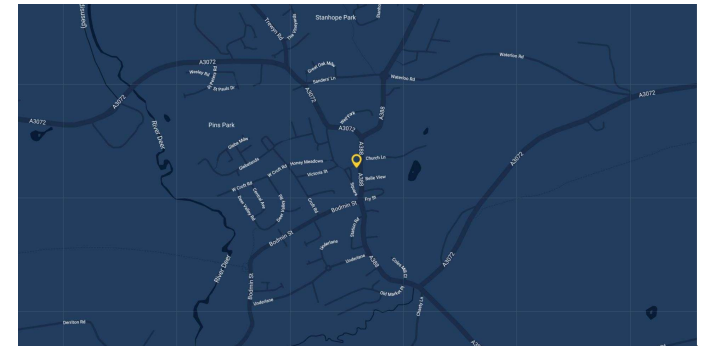
If you are considering selling or letting your home,
please contact us today on 01409 254 238 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

EPC IS TO BE CONFIRMED

Please do not hesitate to contact
the team at Bond Oxborough
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for a free conveyancing quote and
mortgage advice.



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