



Bond
Oxborough
Phillips

Changing Lifestyles

6 Station Close
Holsworthy
EX22 6DE

Asking Price: £300,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com



Overview

- DETACHED HOUSE
- KITCHEN/DINER AND SEPARATE LIVING ROOM
- 4 BEDROOMS
- ENCLOSED & PRIVATE REAR GARDEN
- ATTACHED GARAGE
- PRIME POSITION WITHIN A SOUGHT AFTER CUL-DE-SAC
- WALKING DISTANCE TO AMENITIES



An exciting opportunity to acquire this beautifully presented four-bedroom detached family home, offering spacious and well-appointed accommodation throughout, together with a private rear garden, garage and off-road parking.

The ground floor comprises a welcoming entrance hall leading to a generous living room and a contemporary open-plan kitchen/dining room, both of which benefit from direct access to the enclosed rear garden, creating an ideal space for both everyday family living and entertaining. A convenient downstairs WC completes the ground floor accommodation.

To the first floor, the property offers a modern family bathroom, an impressive master bedroom with en-suite shower room, and three further well-proportioned bedrooms, providing flexible accommodation for growing families or those requiring home office space.

Externally, the property enjoys an enclosed rear garden, a single garage and driveway parking, making this an ideal family home in a sought-after residential location.

The property is conveniently situated within a short walking distance of the bustling market town of Holsworthy, which offers an excellent range of everyday amenities, including shops, supermarkets, cafés, schools and healthcare facilities. The property also benefits from excellent transport links to the stunning North Cornish coastline, renowned for its beautiful sandy beaches, as well as the historic town of Launceston and the A30, providing easy access to both Cornwall and Devon.



Location

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.



6 Station Close, Holsworthy, EX22 6DE

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Internal Description

Hallway Entrance - 13' x 3'11" (3.96m x 1.2m)

Bedroom 3 - 9'8" x 8'10" (2.95m x 2.7m)

Kitchen/Diner - 20'2" x 8'6" (6.15m x 2.6m)

Bedroom 4 - 8'5" x 7'7" (2.57m x 2.3m)

Living Room - 20'1" x 11'7" (6.12m x 3.53m)

Bathroom - 7'5" x 6'1" (2.26m x 1.85m)

WC - 6'9" x 3'5" (2.06m x 1.04m)

Garage - 19'8" x 9'8" (6m x 2.95m)

First Floor Landing - 8' x 6'10" (2.44m x 2.08m)

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

Bedroom 1 - 12'5" x 9'8" (3.78m x 2.95m)

Council Tax Banding - Band 'D' (please note this council band may be subject to reassessment).

Ensuite - 7'4" x 5'2" (2.24m x 1.57m)

EPC Rating - Current EPC Rating C (69) with the potential to be B (82). Valid until March 2029.

Bedroom 2 - 10'11" x 8'7" (3.33m x 2.62m)

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.

Directions

From our office proceed along Fore Street and proceed down the hill taking next the right hand turn onto Underlane (towards Waitrose). Upon reaching the mini-roundabout turn right and then immediately left into the cul-de-sac signposted Station Close. After entering the cul-de-sac continue driving straight ahead and the property will be found at the end of the road on the left hand side.

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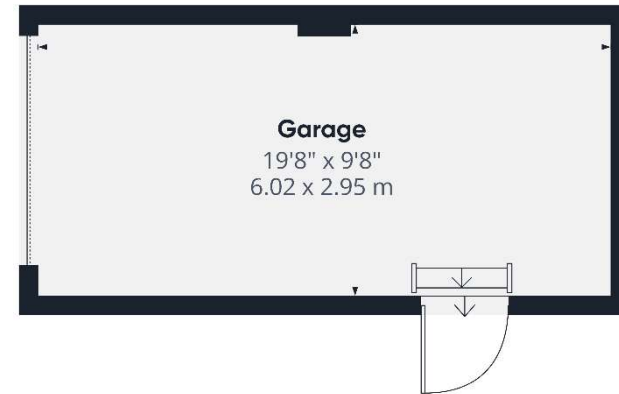
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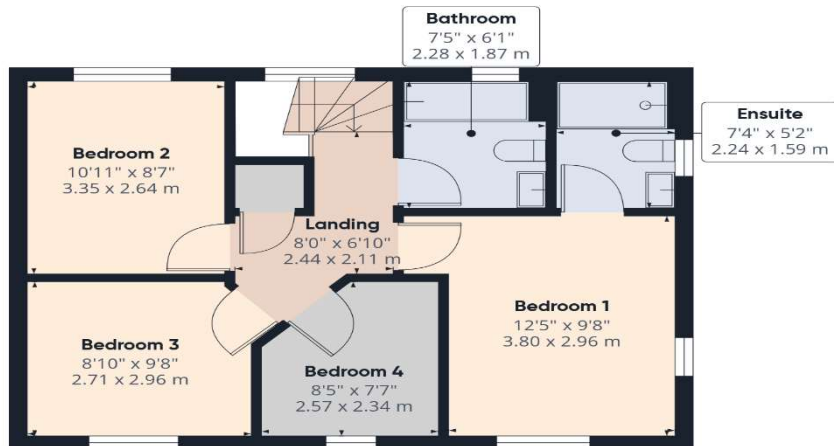


Floor 0

Approximate total area⁽¹⁾
1054 ft²
97.9 m²



Approximate total area⁽¹⁾
193 ft²
17.9 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

(1) Excluding balconies and terraces

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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...

Albion House
4 High Street
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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
69	C	69 C	82 B

