



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

19 St. Peters Road  
Holsworthy  
Devon  
EX22 6FB

**Asking Price: £260,000 Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

19 St. Peters Road, Holsworthy, Devon, EX22 6FB



- IMMACULATLEY PRESENTED SEMI-DETACHED HOUSE
  - 3 BEDROOMS
- ENCLOSED LANDSCAPED REAR GARDEN
- MULTIPLE OFF-ROAD PARKING SPACES
  - PERFECT FIRST TIME HOME OR INVESTMENT PROPERTY
  - SOUGHT-AFTER LOCATION
- WALKING DISTANCE TO A RANGE OF LOCAL AMENITIES



Situated within easy walking distance of the popular market town of Holsworthy, the property enjoys convenient access to a wide range of everyday amenities, including independent shops, supermarkets, cafés, pubs and schools. The stunning North Cornwall coastline is within easy reach, with the popular seaside resort of Bude approximately 10 miles away, renowned for its award-winning beaches, coastal walks and excellent surfing. The area is well connected by the A388 and A39, providing links to Bideford, Okehampton, Barnstaple and Exeter, while rail services are available from Okehampton and Exeter, offering onward connections to London and beyond. Combining the tranquillity of rural Devon with easy access to the coast and excellent transport links, this location offers an exceptional lifestyle for both families and commuters alike.



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Bond Oxborough Phillips are delighted to present this immaculately presented three-bedroom semi-detached home, ideally situated within easy walking distance of the thriving market town of Holsworthy. Offering stylish and well-proportioned accommodation throughout, this superb home enjoys a highly sought-after location and is perfectly suited to first-time buyers, growing families, downsizers and investors alike.

Upon entering the property, the welcoming hallway leads to a well-appointed kitchen positioned at the front of the home. Fitted with a range of matching wall and base units, the kitchen provides ample worktop space along with under-counter space for a variety of white goods. A convenient ground floor cloakroom adds further practicality, while additional built-in storage units provide an excellent solution for everyday living.

Undoubtedly the heart of the home is the impressive open-plan living/dining room. This bright and inviting space is beautifully enhanced by double-glazed French doors opening directly onto a newly constructed raised decking terrace, seamlessly blending indoor and outdoor living while allowing an abundance of natural light to flood the room. It is the perfect setting for both relaxing and entertaining.

The first floor continues to impress with three well-proportioned bedrooms. The principal bedroom is positioned to the rear, enjoying delightful views across the surrounding landscape. Bedroom two is a generous double room, while the third bedroom offers excellent

versatility, lending itself equally well as a nursery, home office or hobby room. Completing the accommodation is a contemporary family bathroom, fitted with a panel-enclosed bath with shower over, vanity unit incorporating an inset wash hand basin, and a low-level WC.

A particular feature of the property is the thoughtfully enhanced loft space. Fully boarded and benefitting from power and lighting, this superb area provides an excellent, highly usable space with exceptional versatility. Whether utilised as extensive storage, a hobbies room or an additional reception area (subject to any necessary consents), it offers fantastic potential to suit a wide range of lifestyle requirements.

Externally, the property boasts a beautifully enclosed, south-facing rear garden designed to make the most of its sunny aspect. A newly installed raised decking terrace provides the ideal space for al fresco dining and summer entertaining, while the remainder of the garden is laid to lawn, complemented by a useful storage shed. Gated side access leads to the front of the property, where a private driveway provides off-road parking for two vehicles.

Combining modern presentation, practical living spaces and an excellent location within walking distance of Holsworthy's amenities, this outstanding home presents a wonderful opportunity for buyers seeking a property ready to move straight into.

## Changing Lifestyles

**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.

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

**EPC Rating** - The EPC rating is 'B'.

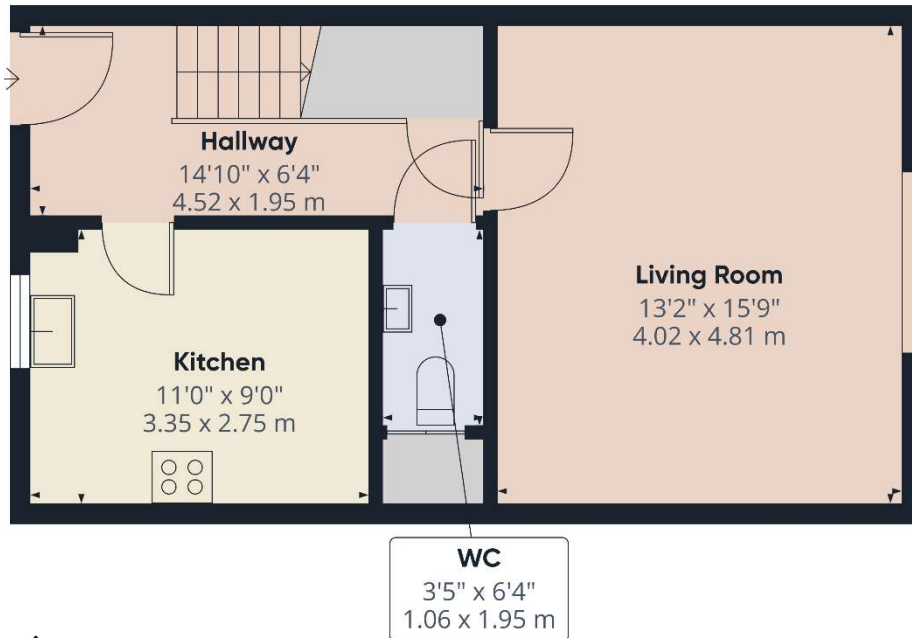


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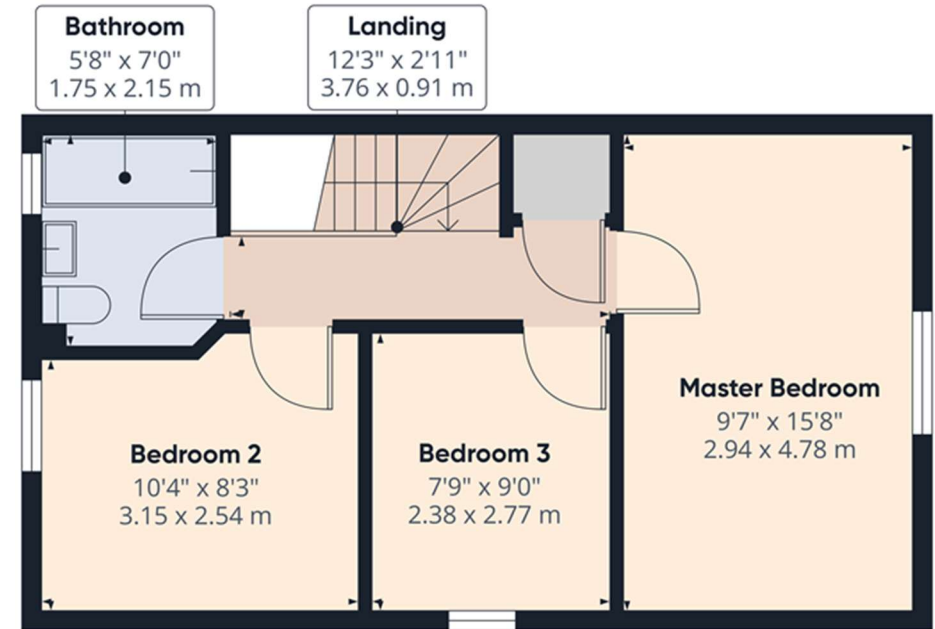
## Have a property to sell or let?

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 along the A3072 towards Bude, after approx. 0.2 of a mile, take the right hand turn sign posted St. Peters Road (opposite Deer Park Nursing Home). Continue into St. Peters Road and take the right hand turn into St. Peters Drive and number 19 will be found after a short distance on the left hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.



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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