



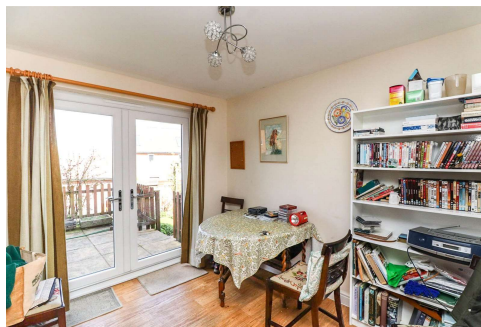
Bond  
Oxborough  
Phillips

*Changing Lifestyles*

17 Bray Road  
Holsworthy  
Devon  
EX22 6FJ



**Offers Over £250,000 Freehold**



**Changing Lifestyles**

**01409 254 238**





- SEMI DETACHED HOUSE
- 3 BEDROOM (1 ENSUITE)
- LANDSCAPED REAR GARDEN
- OFF ROAD PARKING AND GARAGE
- SOUGHT AFTER DEVELOPMENT
- WALKING DISTANCE TO TOWN CENTRE
- PVCU DOUBLE GLAZED & GAS CENTRALLY HEATED
- NO ONWARD CHAIN
- EPC: Rating D

**An exciting opportunity to acquire this well presented semi detached 3 bedroom (1 ensuite) house with landscaped gardens, off road parking and garage. The residence is situated within the sought after Redrow development being within walking distance to the town centre and benefits from PVCu double glazing, gas central heating. The property is well suited as a comfortable family home, whilst equally appealing to those looking for an investment opportunity. Available with no onward chain. EPC Rating D.**



### 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", named after the famous local Red Ruby cattle.

### 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. Follow this road and at the mini-roundabout turn right into Clifton Heights. Continue into the estate where upon Number 17 Bray Road will be found after a short distance on the left hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.





## Entrance Hall

### **Kitchen/Diner** - 17'9" x 10'2" (5.4m x 3.1m)

Fitted with a range of matching wall and base mounted units with work surfaces over, incorporating a stainless steel 1 1/2 sink drainer unit with mixer tap, and "Smeg" 4 ring gas hob with extractor over. Built in "Smeg" microwave, "Neff" electric oven and integrated fridge/freezer. Space for tumble dryer. Ample of room for dining room table and chairs. Window and double glazed French patio doors to rear elevation.

### **Living Room** - 16'2" x 10'8" (4.93m x 3.25m)

Spacious, light and airy reception room with window to front elevation.

### **Cloakroom** - 5'7" x 2'11" (1.7m x 0.9m)

Fitted with a wall hung wash hand basin and low flush WC. Window to side elevation.

### **Laundry Cupboard** - 2'10" x 2'10" (0.86m x 0.86m)

Plumbing and recess for washing machine.

**First Floor Landing** - Access to airing cupboard housing hot water cylinder. Second useful storage cupboard with shelving.

### **Bedroom 1** - (Max) 12' x 10'10" ((Max) 3.66m x 3.3m)

Spacious double bedroom with built in wardrobes. Window to front elevation.

### **En suite Shower Room** - 6'11" x 4'3" (2.1m x 1.3m)

Fitted with a large shower cubicle, wall hung wash hand basin and low flush WC. Heated towel rail.

### **Bedroom 2** - (Max) 10'1" x 9'11" ((Max) 3.07m x 3.02m)

Double bedroom with window to rear elevation.

### **Bedroom 3** - (Max) 10'6" x 7'5" ((Max) 3.2m x 2.26m)

Window to rear elevation.

### **Family Bathroom** - 6'7" x 5'6" (2m x 1.68m)

A fitted suite comprising panel bath with shower over, wall hung wash hand basin and low flush WC. Heated towel rail. Window to front elevation.

**Outside** - The front garden is planted with a variety of mature flowers and shrubs with a paved path leading to the front entrance door. To the side of the residence is stoned area, planted with a couple of mature shrubs giving access to a useful wooden storage shed. To the rear of the property there is a tarmacked drive providing off road parking for 1 vehicle and access to the single garage. A pedestrian gate leads from the drive to the rear garden, which has been beautifully landscaped by the current owner. The garden has been decorated with a variety of raised beds and lawned areas. Adjoining the rear of the residence is a paved patio area providing the ideal spot for alfresco dining. The rear garden is bordered by close boarded wooden fencing and a red brick wall providing a high level of privacy.

### **Garage** - 18'6" x 9'6" (5.64m x 2.9m)

Single garage with manual up and over vehicle entrance door. Light and power connected.

**Services** - Mains water, electricity and drainage. Metered LPG gas from communal tank.

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

**EPC Rating** - EPC rating 'D'.

**Agents Note** - Annual service charge for maintenance of communal areas and gas tank. Amount to be confirmed.







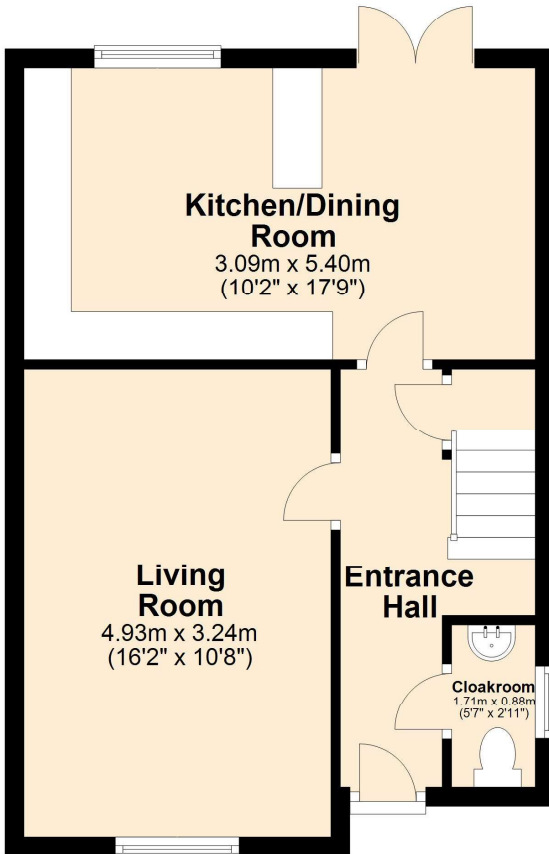
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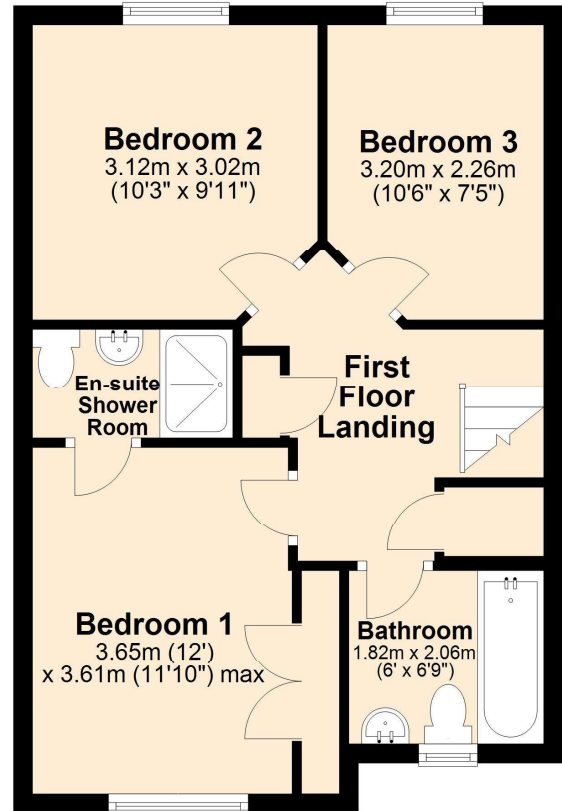
## Ground Floor

Approx. 42.8 sq. metres (460.2 sq. feet)



## First Floor

Approx. 44.1 sq. metres (474.8 sq. feet)



Total area: approx. 86.9 sq. metres (935.0 sq. feet)

Bond Oxborough Phillips - Not to Scale  
Plan produced using PlanUp.

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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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Changing  
Lifestyles

## 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.

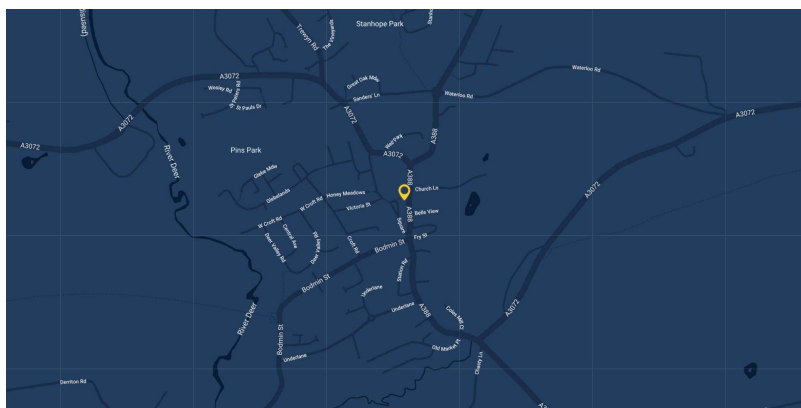
Please do not hesitate to  
contact the team at the Bond  
Oxborough Phillips Sales &  
Lettings on

**01409 254 238**

For a free conveyancing quote  
and mortgage advice.



# We are here to help you find and buy your new home...



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