



Bond
Oxborough
Phillips

Changing Lifestyles

42 Glebe Meadow
Holsworthy
Devon
EX22 6AH



Asking Price: £215,000 Freehold



Changing Lifestyles

01409 254 238



- 3 BEDROOM
- SEMI DETACHED HOUSE
- FRONT AND REAR GARDEN
- OFF ROAD PARKING FOR 2 VEHICLES
- SOUGHT AFTER RESIDENTIAL LOCATION
- WALKING DISTANCE TO TOWN CENTRE
- EPC: TBC

A great opportunity to acquire this well presented, spacious, 3 bed semi detached house with off road parking for 2 vehicles, front and rear gardens. The property is situated in a lovely sought after residential area being within walking distance to the popular market town of Holsworthy and its amenities. The residence is ideally suited for first time buyer or investors, whilst equally appealing to those looking for a family home. EPC TBC.

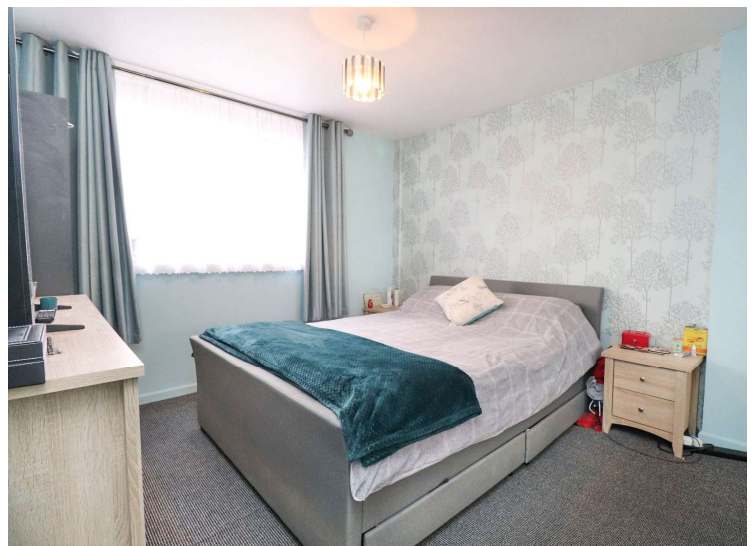


Situation

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 along Bodmin Street and take the right hand turn into Croft Road, and continue on this road until the end where it joins Glebelands. Continue into Glebelands and take the first left hand turn and the next right into "Glebe Meadow", where number 42 will be found immediately on the left hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.



Entrance Hall - 15' x 5'11" (4.57m x 1.8m)

Window and door to front elevation. Stairs leading to first floor landing. Access to useful understairs storage area.

Understairs Cloakroom - 4'9" x 2'9" (1.45m x 0.84m)

Low flush WC and wall hung wash hand basin.

Living Room - 15' x 10'10" (4.57m x 3.3m)

Spacious, light and airy reception room with feature wood burning stove. Window to front elevation and internal door to Kitchen/Diner.

Kitchen Area - 8'10" x 7'2" (2.7m x 2.18m)

Fitted with matching wall and base mounted units with roll edge work surfaces over incorporating a stainless steel sink drainer unit with mixer tap and space for electric cooker. Internal window and door to Utility/Store area.

Dining Area - 9' x 8'10" (2.74m x 2.7m)

Ample room for dining room table and chairs. Double glazed French patio doors to rear garden.

Utility/Store Room - 13'4" x 6'7" (4.06m x 2m)

Fitted with matching wall and base mounted unit with work surfaces over. Plumbing and recess for washing machine, tumble dryer and dishwasher. Space for under counter fridge and ample room for coat and shoe storage. Windows to side and rear elevation.

First Floor Landing - 8'7" x 5'11" (2.62m x 1.8m)

Access to loft space and airing cupboard housing hot water cylinder.

Bedroom 1 - 12'11" x 10'1" (3.94m x 3.07m)

Double bedroom with window to front elevation.

Bedroom 2 - 11'4" x 10'1" (3.45m x 3.07m)

Double bedroom with window to rear elevation.

Bedroom 3 - 9'10" x 6'8" (3m x 2.03m)

Window to front elevation.

Bathroom - 8' x 5'4" (2.44m x 1.63m)

A 3 piece suite comprising "P" shaped panel bath with "Triton" electric shower over, vanity unit inset wash hand basin and low flush WC. Heated towel rail. Window to rear elevation.

Outside - The property is approached via a paved path that leads through the front garden and gives access to the front entrance door. The front garden is principally laid to lawn and is planted with a variety of mature flowers and shrubs. The front garden is bordered by a small brick wall and wooden fencing. A side path gives access to the rear garden which has been fitted with new a decking area, providing the ideal spot for alfresco dining and entertaining. Adjoining the decking area, is a tarmacked drive providing off road parking for 2 vehicles.

Services - Mains water, electricity and drainage.

EPC Rating - EPC rating TBC.

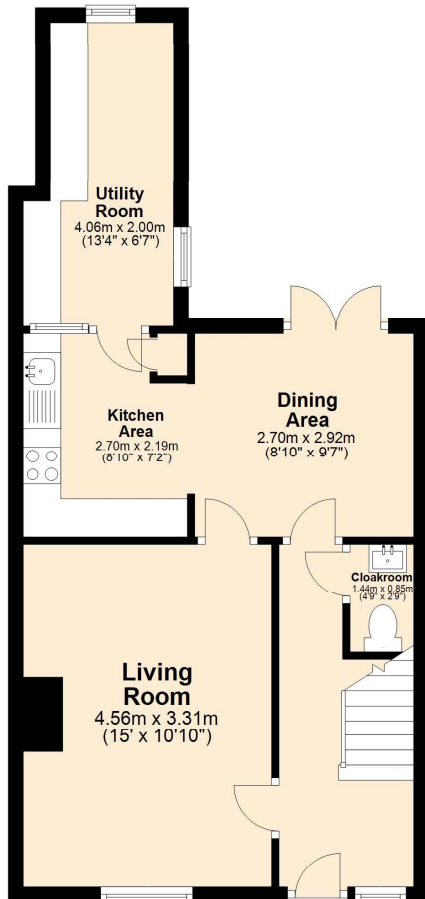
Council Tax Banding - Band 'B' (please note this council band may be subject to reassessment).





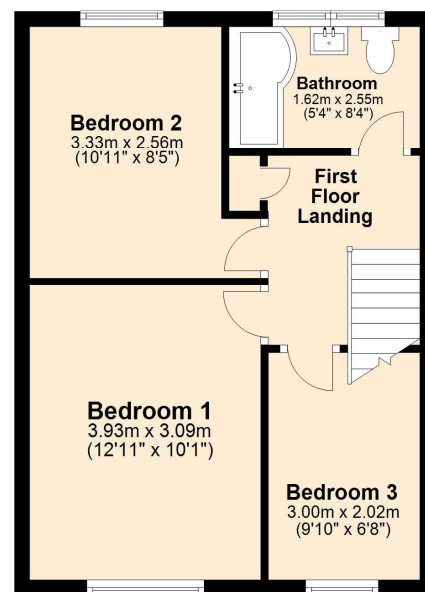
Ground Floor

Approx. 45.8 sq. metres (493.3 sq. feet)



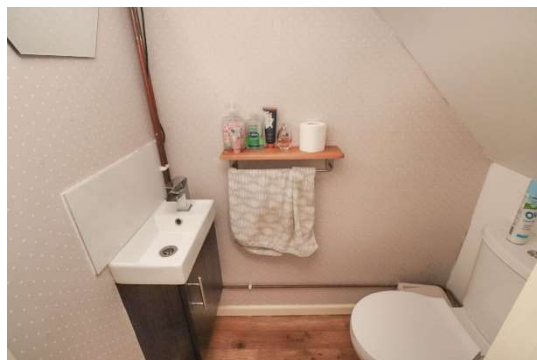
First Floor

Approx. 38.3 sq. metres (412.1 sq. feet)



Total area: approx. 84.1 sq. metres (905.4 sq. feet)

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



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42 Glebe Meadow, Holsworthy, Devon, EX22 6AH

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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.

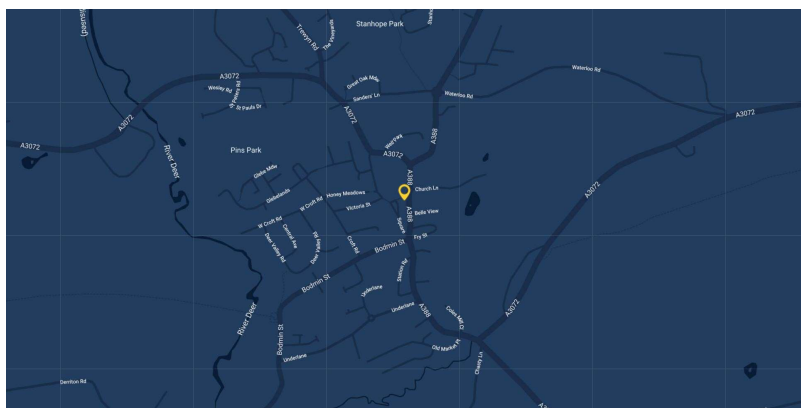
Please do not hesitate to
contact the team at the Bond
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Albion House
4 High Street
Holsworthy
Devon
EX22 6EL

Tel: 01409 254 238

Email: holsworthy@boproperty.com

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