



Bond
Oxborough
Phillips

Changing Lifestyles

Wembley
5 Staddon Road
Holsworthy
Devon
EX22 6NH

Asking Price: £475,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

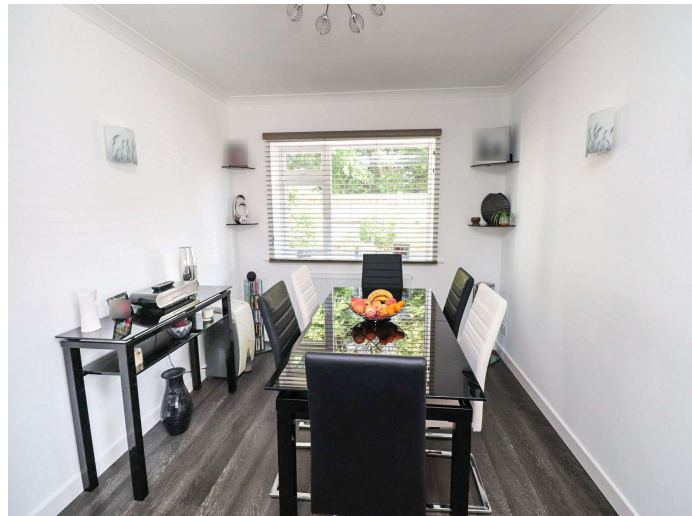
Wembley, 5 Staddon Road, Holsworthy, Devon, EX22 6NH



- TRULY OUTSTANDING DETACHED BUNGALOW
- 4 DOUBLE BEDROOMS (1 ENSUITE)
- 3 RECEPTION ROOMS
- PRIME SETTING ON THE FRINGES OF HOLSWORTHY
- LANDSCAPED FRONT AND REAR GARDENS
- COUNTRYSIDE VIEWS
- OFF ROAD PARKING
- BEAUTIFULLY PRESENTED & WELL-APPOINTED
- EPC: C



Bond Oxborough Phillips are proud to be offering this beautifully presented 4 double bedroom, 3 reception room, detached bungalow with landscaped front and rear gardens, off road parking and garage/store. Situated in a prime location on the edge of the sought after market town of Holsworthy, being within walking distance to amenities and enjoying pleasant countryside views; an internal viewing is highly recommended. EPC C.



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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 A388 towards Launceston and after approximately 0.6 miles, at Wimble Cross, turn left signed Hollacombe. Proceed along this road and the property will be found on the left hand side with a Bond Oxborough Phillips "For Sale" notice clearly displayed.



Internal Description

Entrance Porch - 12' x 4' (3.66m x 1.22m)

Internal door to inner hall.

Kitchen/Dining Area - 29'8" x 9'5" (9.04m x 2.87m)

A fitted kitchen comprising matching wall and base mounted units with work surfaces over incorporating a composite 1 1/2 sink drainer unit with mixer taps, "Zanussi" electric oven and 4 ring hob with extractor over. Integrated appliances include fridge/ freezer, wine cooler and dishwasher. Ample room for dining room table and chairs. Window to front, side and rear elevation.

Living Room - 17'1" x 10'2" (5.2m x 3.1m)

Spacious reception room with feature wood burning stove. Sliding doors to conservatory.

Conservatory - 12' x 11'2" (3.66m x 3.4m)

Double glazed French patio doors to side elevation. Lovely views of the surrounding countryside.

Bedroom 1 - 16'5" x 12' (5m x 3.66m)

Generous double bedroom with window to rear elevation with views to the garden and the countryside beyond. Built in wardrobes.

Ensuite Shower Room - 7'4" x 4' (2.24m x 1.22m)

A fitted suite comprising large shower cubicle with mains fed shower over, vanity unit with inset wash hand basin and low flush WC. Heated towel rail. Window to side elevation.

Bedroom 2 - 10'9" x 10'6" (3.28m x 3.2m)

Double bedroom with window to side elevation.

Bedroom 3 - 10'6" x 10'5" (3.2m x 3.18m)

Double bedroom with window to front elevation.

Bedroom 4 - 9'9" x 8'10" (2.97m x 2.7m)

Double bedroom with window to front elevation.

Family Bathroom - 8'3" x 7'5" (2.51m x 2.26m)

A matching suite comprising panel bath, separate corner shower unit with mains fed shower over, vanity unit with wash hand basin and low flush WC. Heated towel rail. Window to side elevation.

Utility Room - 16'2" x 4'4" (4.93m x 1.32m)

Fitted with wall and base mounted units with work surfaces over. Space and plumbing for washing machine and tumble dryer. Built in storage

cupboard. Doors to rear garden and parking area at the front.

Cloakroom - 4'3" x 2'7" (1.3m x 0.79m)

Vanity unit with inset wash hand basin and low flush WC. Window to rear elevation.

Study/Office - 11'9" x 5'9" (3.58m x 1.75m)

Window to rear elevation over looking the garden.

Inner Hallway - Useful storage cupboard.

Garage/Store - 11'9" x 10' (3.58m x 3.05m)

Manual up and over vehicle entrance door to front elevation and internal pedestrian door to Office/Study. Light and power connected.

Outside - The property is approached via its own entrance drive providing off road parking for 2 vehicles and give access to the garage/store. A paved path leads to the utility room and entrance porch. The front garden is principally laid with gravel, with a variety of raised beds planted with mature flowers and shrubs. The front garden is bordered by close boarded wooden fencing. To the side of the bungalow is a feature pond and gives access to the

Internal Description

rear garden. Adjoining the rear of the property is a stoned and decked area providing the ideal spot for alfresco dining and entertaining with stunning views of the rest of the landscaped garden and the countryside beyond. Access to useful timber storage shed with power and light connected with steps lead down to an area laid to lawn that is bordered by Devon hedges and mature trees. Space and plumbing for hot tub.

Services - Mains water and electric. Oil fired central heating. Private drainage via septic tank. 14 owned solar panels.

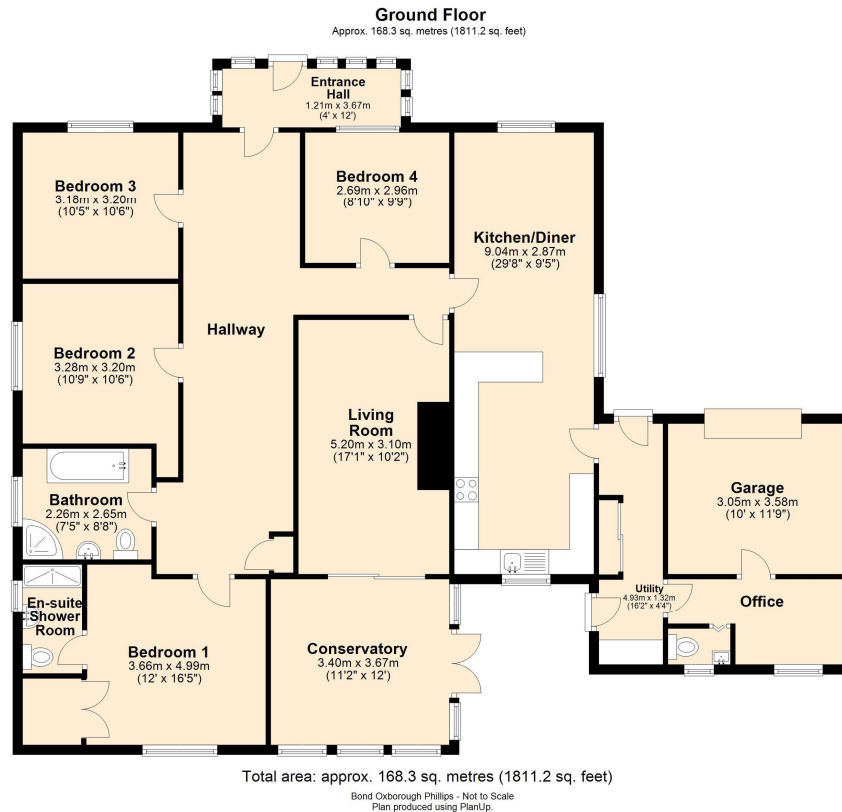
EPC Rating - EPC rating "C".

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









| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 94 |
| (81-91) B | 79 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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

Albion House
4 High Street
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Email: holsworthy@boproperty.com

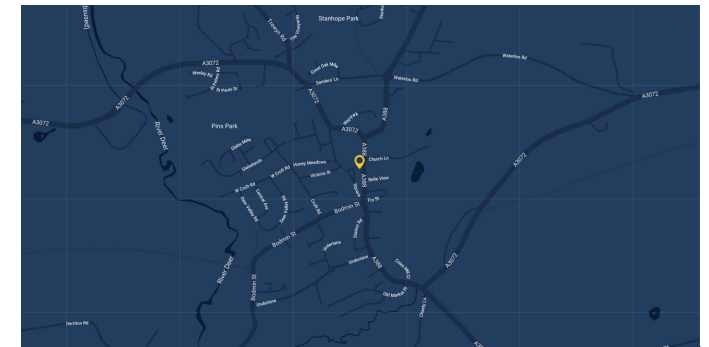
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to provide you with a free valuation of your home.

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mortgage advice.



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