



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

3 Deer Valley Road  
Holsworthy  
Devon  
EX22 6DA

**Asking Price: £360,000 Freehold**



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01409 254 238  
holsworthy@bopproperty.com

3 Deer Valley Road, Holsworthy, Devon, EX22 6DA



- 3 Bedroom detached bungalow
- Spacious throughout
- Sought after residential location
- Generous sized landscaped gardens, garage and driveway
- EPC: TBC
- Council Tax Band:



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## Overview

**Situated in one of the Towns most sought after residential locations, occupying an elevated position with views over the surrounding countryside, is this spacious 3 bedroom detached bungalow with generous sized, landscaped front and rear gardens, off road parking and a garage. Available with no onward chain**

## Location

**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, and its excellent website [www.rubycountry.com](http://www.rubycountry.com) is well worth a visit.**

### Entrance Porch

### Inner Hallway

### Kitchen/ Diner - 19'3" x 10' (5.87m x 3.05m)

A generous sized room with twin windows to front elevation, with a fitted kitchen comprising an extensive range of base and wall mounted units with work surfaces over incorporating a stainless steel sink drainer unit. Integrated high level double oven, built in fridge/freezer. Ample space for a dining room table and chairs.

### Living Room - 13'11" x 13' (4.24m x 3.96m)

A spacious, light and airy room with window to side elevation, a tiled feature fireplace houses an open fire. French glazed double doors lead into -

### Conservatory - 11'10" x 9' (3.6m x 2.74m)

A fully glazed room enjoying lovely elevated views. French glazed double doors to side.

### Bedroom 1 - 11'8" x 10'9" (3.56m x 3.28m)

A generous sized master bedroom with fitted wardrobes, window to rear elevation.

### Bedroom 2 - 11'8" x 11'8" (3.56m x 3.56m)

A double bedroom with fitted wardrobes, window to rear elevation.

### Bedroom 3 - 9'1" x 8'5" (2.77m x 2.57m)

Window to rear elevation.

### Shower Room - 8'5" x 6' (2.57m x 1.83m)

A fitted suite comprises an enclosed shower cubicle with a power shower connected, close coupled WC and wash hand basin. Window to rear elevation. Airing cupboard.

### Garage - 20'7" x 13'2" (6.27m x 4.01m)

Up and over vehicle entrance door with an overlapping canopy at the front. Power and light connected. Floor mounted oil fired central heating boiler supplies domestic hot water and heating systems. Window and door to rear elevation.

## Changing Lifestyles

**Outside** - The property is approached via a brick paved entrance driveway providing ample off road parking, with a level lawned front garden and a dwarf wall bordering. Pedestrian access down the side of the property leads to the attractive, landscaped rear garden, being arranged over tiers, with level lawn areas, and paved patio area, with a variety of mature shrubs, planting and a greenhouse.

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



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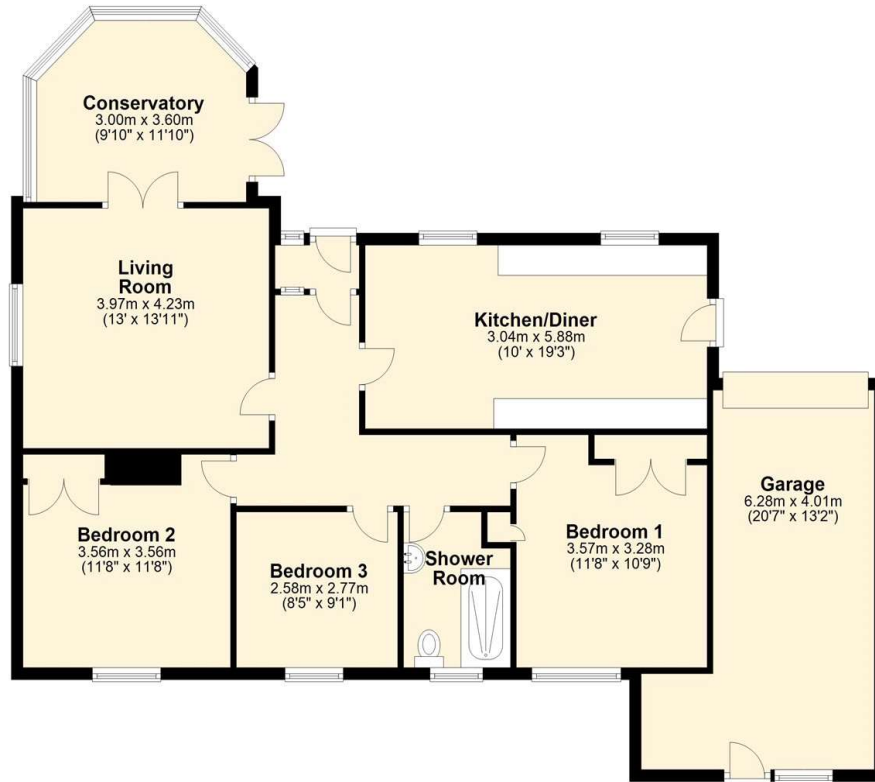
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### Ground Floor

Approx. 115.0 sq. metres (1238.2 sq. feet)



Total area: approx. 115.0 sq. metres (1238.2 sq. feet)

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

## Directions

From the centre of Holsworthy proceed along Fore Street, turning right into Bodmin Street, and then turning right again into Croft Road. Continue along Croft Road, turning left into Westcroft Road, then take the left hand turning into Deer Valley Road whereupon the property will be found a short way along on the left hand side with a Bond Oxborough Phillips 'For Sale' notice 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.

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