



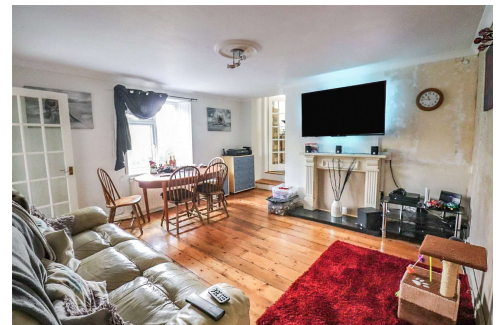
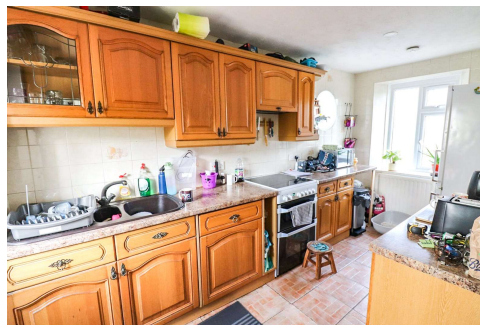
Bond
Oxborough
Phillips

Changing Lifestyles

Keephill Lake Cottage
Holsworthy
Devon
EX22 6NQ



Asking Price: £300,000



Changing Lifestyles

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- DETACHED HOUSE
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- OFF ROAD PARKING
- GARAGE/WORKSHOP
- PRIVATE REAR GARDEN
- EDGE OF TOWN LOCATION
- EPC: E

An opportunity to acquire this 3 bedroom, 2 reception room detached house with off road parking/garage and generous rear garden. Situated just outside the bustling market town of Holsworthy, the property enjoys pleasant countryside views and benefits from double glazing throughout and oil fired central heating. Available with no onward chain.



Directions

From the centre of Holsworthy proceed on the A388 towards Launceston. Follow this road out of the town for about 1 mile where the property will be found on the right hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

Situation

The property is conveniently located only 1 mile from the bustling market town of Holsworthy with its weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket. 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.

Entrance Hall

Kitchen - 15'7" x 9'6" (4.75m x 2.9m)

Fitted with matching wall and base mounted units with work surface over, incorporating composite 1 1/2 sink drainer unit with mixer tap. Built in dishwasher, space for electric cooker with extractor over and free standing fridge/freezer. Window to front elevation and door leading to rear garden.

Living/Dining Room - 15'2" x 13'11" (4.62m x 4.24m)

Spacious reception room with feature fire place. Ample room for dining room table and chairs. Window to front elevation.

Snug/Bedroom 4 - 15'9" x 9'10" (4.8m x 3m)

Light and airy reception room with window to front elevation and double glazed sliding doors leading to rear garden.

First Floor Landing - Window to rear elevation.

Bedroom 1 - 11'3" x 9'3" (3.43m x 2.82m)

Double bedroom with built in wardrobes. Window to front elevation.

Bedroom 2 - 8'4" x 6'6" (2.54m x 1.98m)

Access to useful storage cupboard and window to rear elevation.

Bedroom 3 - 9'8" x 5'2" (2.95m x 1.57m)

Window to front elevation.

Bathroom - 9'6" x 4'2" (2.9m x 1.27m)

A fitted suite comprising corner bath with shower over, pedestal wash hand basin and concealed cistern WC. Access to useful storage cupboard. Window to rear elevation.

Outside - The property is accessed via its own entrance drive providing off road parking for 3 vehicles and access to the garage. The front garden provides access to the front entrance door via a paved path and is bordered by a small stone wall. Pedestrian access to the side of the property gives access to the private elevated rear garden which is principally laid to lawn and bordered by mature Devon hedges. The garden is well suited to

growing vegetables and is already planted with an abundance of shrubs and spring bulbs. A great feature of this property is that the garden backs onto open fields providing a high degree of privacy and enjoys pleasant countryside views.

Double Garage/ Workshop - Vehicle entrance door to front elevation and pedestrian door to side elevation. Power and light connected. Useful inspection pit.

Boiler Room - 6'6" x 2'11" (1.98m x 0.9m)

Boiler room housing oil fired boiler. Space and plumbing for washing machine and tumble dryer. Window to side elevation.

Services - Mains water and electricity. Oil fired central heating. Private drainage via a septic tank.

EPC Rating - EPC rating 'E'.

Council Tax Banding - Council Tax Band 'C' {please note this council band may be subject to reassessment}.



Ground Floor

Approx. 51.6 sq. metres (554.9 sq. feet)



First Floor

Approx. 31.0 sq. metres (334.2 sq. feet)



Total area: approx. 82.6 sq. metres (889.1 sq. feet)

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



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