



Bond
Oxborough
Phillips

Changing Lifestyles

20 Great Oak
Meadow
Holsworthy
Devon
EX22 6EX

Asking Price: £285,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com



- SEMI DETACHED BUNGALOW
- 2 BEDROOMS
- 2 RECEPTION ROOMS
- OFF ROAD PARKING FOR 2 VEHICLES
- LOW MAINTENANCE GARDEN
- SOUGHT AFTER RESIDENTIAL DEVELOPMENT
- WALKING DISTANCE TO TOWN
- AVAILABLE WITH NO ONWARD CHAIN



Occupying a quiet tucked away position on this sought after residential cul-de-sac, being within walking distance to the bustling market town of Holsworthy. An opportunity to acquire this 2 bedroom, semi-detached bungalow with off road parking for 2 vehicles and low maintenance garden. The residence benefits from double glazing throughout and oil fired central heating. Available with no onward chain. EPC TBC.



Directions

From Holsworthy proceed on the A388 Bideford road and at the mini-roundabout turn left into Sanders Lane, and then right into Great Oak Meadow. Continue into Great Oak Meadow and follow the road to the end of the cul-de-sac where No.20 will be found on the right hand side with a number plaque clearly displayed.

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, and its excellent website www.ridetherubycountry.co.uk is well worth a visit.

Entrance Hall - Access to useful storage cupboard and airing cupboard housing hot water cylinder and shelves.

Kitchen/Diner - 13'5" x 10'4" (4.1m x 3.15m)

A fitted kitchen comprising matching wall and base mounted units with work surfaces over incorporating a ceramic 1 1/2 sink drainer unit with mixer tap. Built in AEG electric oven and 4 ring hob with extractor over. Space for washing machine, tumble dryer and under counter fridge and freezer. Ample room for dining room table and chairs. Window and door to rear elevation.

Living Room - 14'4" x 12' (4.37m x 3.66m)

A spacious reception room with feature fireplace housing electric fire. Ample room for sitting room suite. Internal window and door to conservatory.

Conservatory - 9'7" x 7'8" (2.92m x 2.34m)

Windows to side and rear, with double glazed French patio doors to the side leading to the enclosed rear garden.

Bedroom 1 - 14'1" x 10' (4.3m x 3.05m)

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

Bedroom 2 - 10'10" x 8'3" (3.3m x 2.51m)

Window to front elevation.

Shower Room - 7'1" x 5'9" (2.16m x 1.75m)

A fitted suite comprising corner shower cubicle with "Triton" electric shower over, vanity unit with inset wash hand basin and close coupled WC. Window to side elevation.

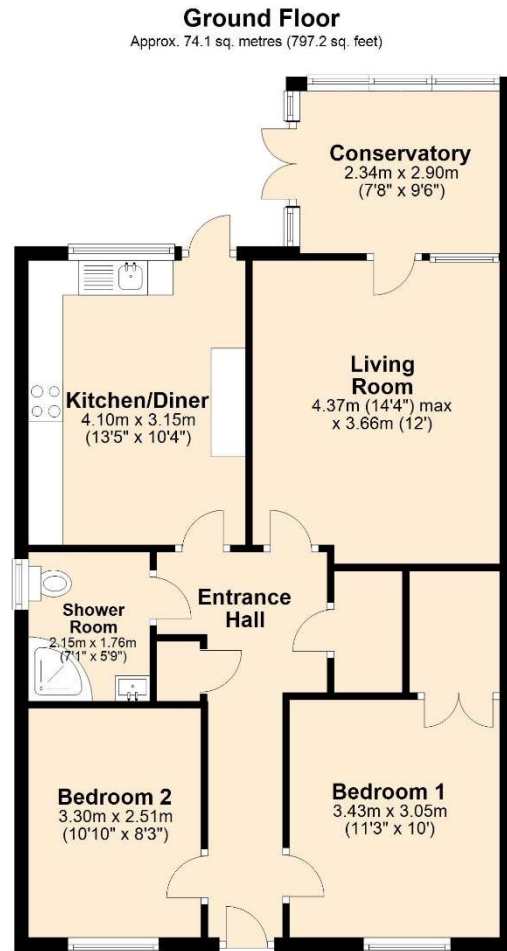
Outside - The property is approached via its own tarmacked drive providing tandem parking for 2 vehicles. A path leads to the front entrance door and a side gate gives access to the rear garden. The low maintenance front garden is laid with stone chippings. The rear garden is principally laid with patio slabs and planted with a variety of flowers and shrubs. The garden is bordered by close boarded wooden fencing providing a high degree of privacy.

Services - Mains water, electricity and drainage.

EPC Rating - EPC TBC.

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





Total area: approx. 74.1 sq. metres (797.2 sq. feet)

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



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.

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.