



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Holmdale  
Bodmin Street  
Holsworthy  
Devon  
EX22 6BH

**Guide Price: £325,000 Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com

Holmdale, Bodmin Street, Holsworthy, Devon, EX22 6BH



- 3 Bedrooms
- Semi detached
- Town centre location
- Superbly presented
- Large Kitchen Diner
- Countryside views
- Detached garage
- Ample off road parking
- EPC: TBC
- Council Tax Band:



Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com

## Overview

**Situated in the centre of the popular Market Town of Holsworthy is this superbly presented 3 bedroom, semi detached family home, with a generous size garden, detached garage and extensive off road parking. The residence has been completely renovated by the current owners, including an extension to the rear which houses a stunning Kitchen Diner.**

## 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.ridetherubycountry.co.uk](http://www.ridetherubycountry.co.uk) is well worth a visit.

## Directions

From the centre of Holsworthy proceed along Fore Street in the Launceston direction turning right, not into the square, but into Bodmin Street. Follow this road, ignoring the right hand turning into Croft Road, but take the next right hand turning where Holmdale will be found on the left hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

### Entrance

### Entrance Porch

### Entrance Hallway

### Living Room - 12'11" x 12'10" (3.94m x 3.9m)

A comfortable room a window to front elevation.

### Kitchen Diner - 23'3" x 13'11" (7.09m x 4.24m)

The stand out feature of the home is this stunning, light and airy room, with a superb fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating a 1 1/2 sink drainer unit with mixer taps. Built in high level double oven and dishwasher, countertop 4 ring ceramic hob and extractor system over. Space for tall fridge/ freezer. Breakfast bar area and ample space for a dining room table and chairs. French glazed doors and windows to rear elevation.

### Utility Area - 5'1" x 3'5" (1.55m x 1.04m)

Work surfaces with base mounted units over, plumbing and recess for washing machine. Door to side elevation.

### WC - 5'9" x 3'3" (1.75m x 1m)

Close coupled WC and wash hand basin, window to side elevation.

### Bedroom 1 - 10'8" x 10'2" (3.25m x 3.1m)

A spacious double bedroom with extensive built in wardrobes, window to rear elevation enjoying fantastic, far reaching countryside views.

### Bedroom 2 - 11'8" x 10'6" (3.56m x 3.2m)

A generous size double bedroom with window to front elevation affording views over the surrounding countryside.

### Bedroom 3 - 7'5" x 5'10" (2.26m x 1.78m)

Window to front elevation.

### Bathroom - 7'3" x 5'9" (2.2m x 1.75m)

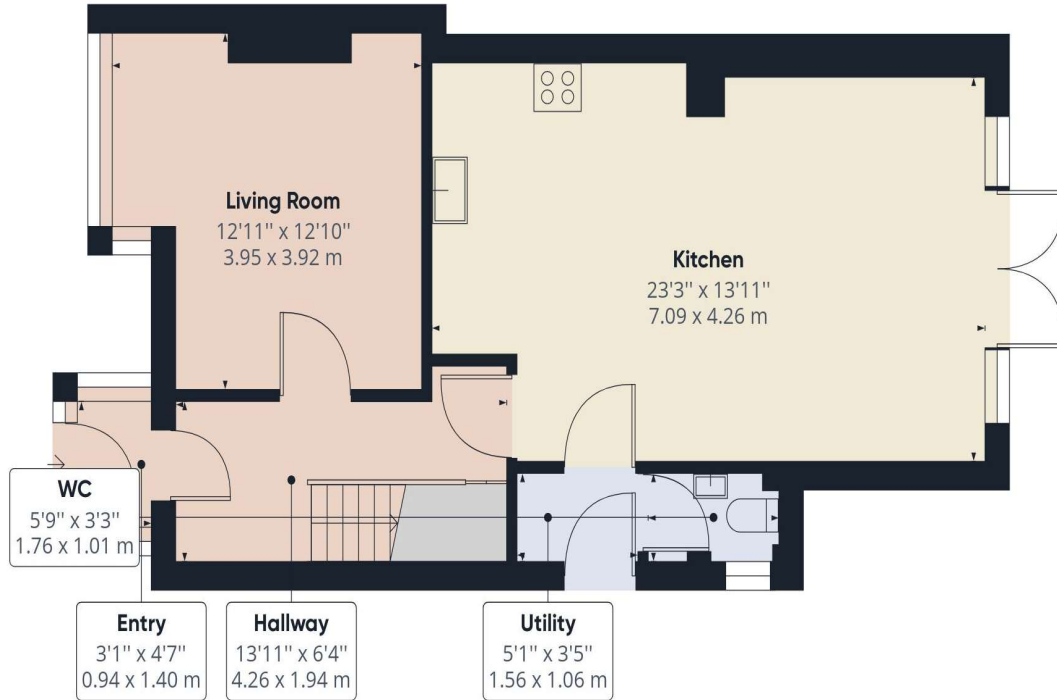
A well presented fitted suite, comprises an enclosed panelled bath with power shower over. Close coupled WC and a vanity unit with inset wash hand basin. Window to rear elevation.

### Garage - 16'8" x 8'9" (5.08m x 2.67m)

Up and over vehicle entrance door. Power and light connected.

**Outside** - The property is approached via a tarmac driveway providing ample off road parking. Pedestrian gate to the side leads to the landscaped rear gardens, with a raised timber decked area to the rear providing the ideal spot for alfresco dining. Level lawn area boarded by close boarded fencing providing privacy. Further seating area at the bottom of the garden.

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



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.