



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

9 Honey Meadows  
Glebe Lane  
Holsworthy  
Devon  
EX22 6BG

**Asking Price: £179,950 Freehold**



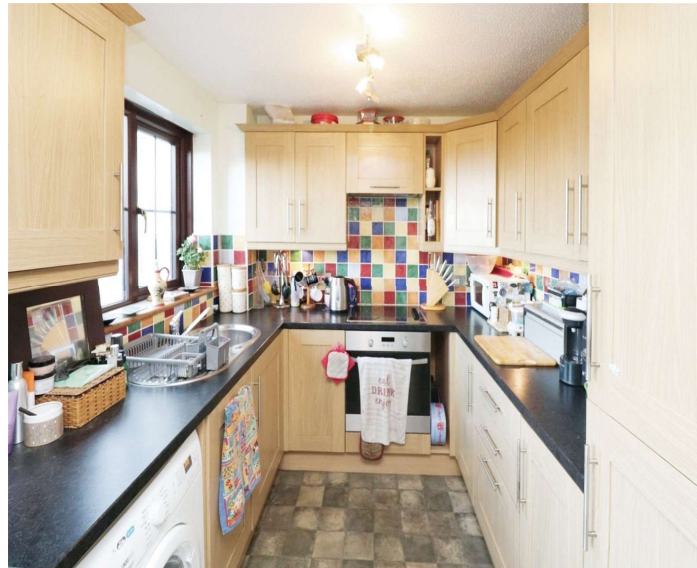
Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com

# 9 Honey Meadows, Glebe Lane, Holsworthy, Devon, EX22 6BG



- MID TERRACED HOUSE
- 2 DOUBLE BEDROOMS
- REAR GARDEN
- SEPARATE GARAGE AND OFF ROAD PARKING SPACE
- WALKING DISTANCE TO THE TOWN CENTRE
- PERFECT FIRST TIME BUYER PURCHASE OR INVESTMENT OPPORTUNITY.



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## Changing Lifestyles

**Nestled within the heart of the bustling market town of Holsworthy is a 2 double bedroom, mid terraced house with garden, separate single garage and 1 off road parking space. The residence is well suited to first time buyers or equally appealing to those looking for an investment opportunity. EPC TBC.**

### Directions

The property may be approached by foot from Holsworthy's market square as follows. Proceed to the former HSBC Bank in the corner of the main square and go through into Victoria Square. Take the pedestrian pathway to the side of the newsagents which will lead you into Honey Meadows. Where upon No.9 will be found a short distance on the right hand side with a Bond Oxborough Phillips "For Sale" sign 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.

**Entrance Hall** - Stairs leading to first floor landing and internal door to living room.

**Living Room** - 15'2" x 10'5" (4.62m x 3.18m)  
Light and airy reception room with window to front elevation. Ample room for sitting room suite. Access to useful under stairs cupboard which is currently being used as an office.

**Kitchen/Dining Room** - 13'8" x 7'10" (4.17m x 2.4m)

A fitted kitchen comprising matching wall and base mounted units with work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap. Built in fridge/freezer and plumbing for dishwasher. Space for electric oven with extractor over. Ample room for dining table and chairs. Window and double glazed French patio doors to rear elevation, overlooking the rear garden.

**First Floor Landing** - Access to large airing cupboard housing hot water cylinder with useful shelves and loft space which is partially boarded.

**Bedroom 1** - 10'6" x 9'9" (3.2m x 2.97m)  
Double bedroom with built in wardrobe. Window to front elevation.

**Bedroom 2** - 10' x 7'5" (3.05m x 2.26m)  
Double bedroom with built in wardrobe. Window to rear elevation.

**Bathroom** - 6'10" x 5'11" (2.08m x 1.8m)  
A fitted 3 piece matching suite comprising panel bath with "Triton" electric shower over, pedestal wash hand basin and low flush WC. Window to rear elevation.

**Outside** - The low maintenance rear garden is laid with paved patio slabs and bordered with raised flower beds planted with a variety of flower and shrubs. The rear garden is bordered by close boarded wooden fencing to the sides and a block wall to the rear.

**Garage** - Single garage with manual up and over vehicle entrance door. 1 off road parking space directly opposite.

**Services** - Mains water, electricity and drainage.

**EPC Rating** - EPC rating TBC.

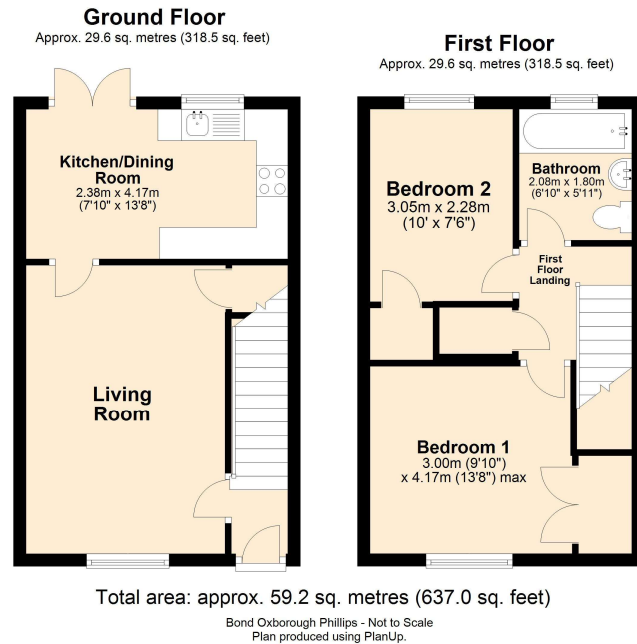
**Council Tax Banding** - Band 'B' (please note this council band may be subject to reassessment).



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## 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.

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