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Phillips

Changing Lifestyles

1 Sunnyside
Uplands Terrace
Holsworthy
Devon
EX22 6BS

Asking Price: £260,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

1 Sunnyside, Uplands Terrace, Holsworthy, Devon, EX22 6BS



- SEMI-DETACHED HOUSE
- 4 BEDROOMS
- 2 RECEPTION ROOMS
- 2 BATHROOMS
- GARDEN
- WALKING DISTANCE TO TOWN CENTRE
- PRIVATE STREET PARKING



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An opportunity to acquire this semi-detached house situated on the edge of the sought after market town of Holsworthy. The residence offers spacious and versatile accommodation throughout including 4 bedrooms, 2 reception rooms and 2 bathrooms. The property benefits from front, side and rear garden, private street parking and being within walking distance to the town centre. EPC TBC.

Directions

From the centre of Holsworthy proceed on the A388 Launceston Road along Fore Street and Chapel Street and after passing underneath the bridge take the second right hand turning into Upland Terrace. Proceed a short way along and Number 1 will be found as the first house on the right-hand side.

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 access to useful understairs cupboard.

Living Room - 12' x 12' (3.66m x 3.66m)
Reception room featuring open fire with wooden mantle and stone surround. Window to front elevation.

Sitting Room - 11'11" x 8'3" (3.63m x 2.51m)
Second reception room with window to side elevation. Access to useful storage cupboards.

Kitchen/Dining Room - (Max) 15' x 12'3" ((Max) 4.57m x 3.73m)
A fitted kitchen comprising matching wall and base mounted units with work surfaces over incorporating a stainless steel 1/2 sink drainer unit with mixer tap over. Built in oven, 4 ring electric hob with extractor, built in dishwasher and fridge/freezer. Space for washing machine. Ample room for dining table and chairs. Windows to side and rear.

Shower Room - 4'7" x 5'3" (1.4m x 1.6m)
Fitted with a 3-piece suite comprising shower cubicle with "Triton" electric shower over, pedestal wash hand basin and low flush WC. Window to side elevation.

First Floor Landing - Access to useful storage units and boarded out loft space.

Bedroom 1 - 15'8" x 11'8" (4.78m x 3.56m)
Double bedroom with built in wardrobes and window to rear elevation.

Bedroom 2 - 9'10" x 11'1" (3m x 3.38m)
Double bedroom with built in cupboards and window to side elevation.

Bedroom 3 - 8'5" x 12'11" (2.57m x 3.94m)
Double bedroom with built in wardrobe and window to front elevation.

Bedroom 4 - 9'5" x 6'11" (2.87m x 2.1m)
Window to front elevation.

Bathroom - 7'3" x 6'7" (2.2m x 2m)
A fitted suite comprising panel bath, pedestal wash hand basin and low flush WC. Window to side elevation.

Outside - The property is approached via steps that lead to the front entrance door. The front garden is laid with gravel, planted with a range of shrubs and decorated with a variety of potted plants. The front is bordered by a red brick wall and iron railings. A paved path gives access to the side garden which is accessed via a side gate. The low maintenance side garden is paved with patio slabs and bordered by wooden fencing, providing the ideal spot for alfresco dining and entertaining. To the rear of the residence, there is an area laid to lawn, which is bordered by wooden fencing providing a high degree of privacy.

Services - Mains water, electricity and drainage.

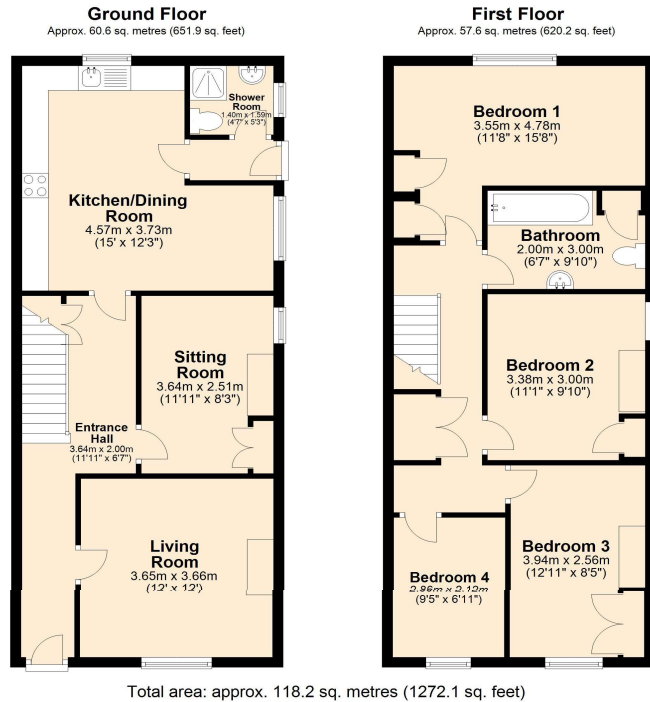
Council Tax Banding - Band 'B' (please note this council band may be subject to reassessment).

EPC Rating - EPC TBC.



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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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