



Bond
Oxborough
Phillips

Changing Lifestyles

40 Molesworth Way
Holsworthy
Devon
EX22 7FD

Asking Price: £350,000
Freehold



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01409 254 238
holsworthy@bopproperty.com

40 Molesworth Way, Holsworthy, EX22 7FD



- DETACHED BUNGALOW
- 2 DOUBLE BEDROOMS
- SOUGHT AFTER RESIDENTIAL DEVELOPMENT FOR OVER 55'S
- WELL PRESENTED & SPACIOUS
- OFF ROAD PARKING
- SINGLE GARAGE
- LARGE GARDEN
- EPC: C
- Council Tax Band: C



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Located on this highly sought after and prestigious development for the over 55's on the edge of the popular Market Town of Holsworthy is this superbly appointed detached bungalow offering 2 spacious double bedrooms, with a large reception room and a lovely kitchen. Externally the property has a generous size garden with a detached garage and driveway. EPC C

Rydon Village is unlike any other village in the South West. Conceived by a local landowner in conjunction with a long established family owned developer, it aims to provide a quiet and peaceful sanctuary from which you can venture out to enjoy life and return to unwind and recharge your batteries. For this reason its' benefits are restricted to those over 55 and their partners. Maturity brings some privileges and Rydon Village is one of them. In keeping with their beautiful surroundings, the mellow elevations of the properties themselves bear more than a passing resemblance to New England with attention to detail being the watch word. From the minute you enter the manicured grounds of Rydon Village to the moment you leave out through the electronic gates in your car, you will experience a sense of security.

Rydon Village has been carefully landscaped and designed to take advantage of the beautiful, gently sloping fields it occupies, and the views across the valley of rolling pasture. The lake, and other green spaces, as well as the river, are important features, all creating a wonderful feeling of space - quite unlike any other development in the region.

In addition to the maintenance of the landscaped grounds, green space, conservation area and between area and lake, Rydon Clubhouse will enable you to enjoy an entire raft of additional benefits. Opportunities for relaxing with friends over refreshments in the resident's lounge, or on

long summer evenings, on the charming veranda together with food and beverage available from the clubhouse manager. The clubhouse has a range of other activities for residents including fitness classes and treatment rooms for therapies.

Rydon Village is set on the outskirts of the pretty Devonshire market town of Holsworthy. Nestling in a rural landscape of rolling green hills and wooded river valleys, this small exclusive development will provide a secure and quiet location within easy reach of the bustling market town and the spectacular Cornish coastline, which is only a short drive away. The historic town of Holsworthy hosts a weekly pannier market and also a thriving livestock market. Local produce, flowers, gifts and an excellent range of shops are complemented by a Waitrose supermarket. It is a friendly and welcoming town with traditional values, perhaps, a touch old fashioned, but none the worse for that. An 18 hole golf course, bowling, cricket and football clubs, are all close by, together with a leisure centre, ensuring all manner of sporting interests and activities are catered for. Opportunities for walking are many and varied with Dartmoor National Park to the South and coastal footpaths to the North. The cities of Exeter and Plymouth and town of Newquay are all within easy reach by car or coach, and offer airports, mainline railway stations and motorway connections, together with a host of shopping and leisure facilities.

Entrance Hall - 13'2" x 6'11" (4.01m x 2.1m)

Access to useful airing cupboard, storage cupboard and loft space.

Kitchen - 12'3" x 9'1" (3.73m x 2.77m)

An immaculately fitted kitchen comprising matching wall and base mounted unit with work surfaces over, incorporating a composite 1 1/2 sink drainer unit with mixer tap. Integrated appliances include electric oven and hob with extractor,

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fridge, freezer, dish washer and washing machine. Windows to front elevation.

Living/Dining Room - 16'1" x 15'9" (4.9m x 4.8m)

Spacious, light and airy reception room with double glazed French patio doors and window to rear elevation overlooking the garden. Ample room for sitting room suite and dining table and chairs.

Bedroom 1 - 12'3" x 10'2" (3.73m x 3.1m)

Spacious double bedroom with window to front elevation.

Bathroom - 7'3" x 5'6" (2.2m x 1.68m)

A fitted suite comprising large walk in shower cubicle with shower over, pedestal wash hand basin, low flush WC and heated towel rail. Frosted window to rear elevation.

Bedroom 2 - 10'8" x 10'1" (3.25m x 3.07m)

Double bedroom with window to rear elevation, overlooking the rear garden.

Outside - The property is approached via its own tarmacked entrance drive providing off road parking and access to the garage and front entrance door. The low maintenance front garden is laid with stone chippings and decorated with a variety of potted plants. Adjoining the rear of the property is an area laid with stone chipping and a paved patio area providing the ideal spot for alfresco dining and entertaining. A few small steps lead to an area principally laid to lawn and is bordered by close boarded wooden fencing providing a high degree of privacy.

Garage - 19'5" x 10'2" (5.92m x 3.1m)

Electric roller vehicle entrance door to front and pedestrian door to side elevation. Power and light connected.

Services - Mains water, electricity, and drainage. Heat pump system with underfloor heating throughout.

EPC Rating - EPC rating "C".

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 0 Building 2

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.

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