

40 Molesworth Way Holsworthy Devon EX22 7FD

Asking Price: £350,000 Freehold





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











Changing Lifestyles

40 Molesworth Way, Holsworthy, EX22 7FD

Located on this highly sought after and prestigious long summer evenings, on the charming veranda together fridge, freezer, dish washer and washing machine. Windows with a large reception room and a lovely kitchen. Externally therapies. the property has a generous size garden with a detached aaraae and driveway. EPC C

experience a sense of security.

The lake, and other green spaces, as well as the river, are facilities. 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 arounds, 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

development for the over 55's on the edge of the popular with food and beverage available from the clubhouse to front elevation. Market Town of Holsworthy is this superbly appointed manager. The clubhouse has a range of other activities for detached bungalow offering 2 spacious double bedrooms, residents including fitness classes and treatment rooms for Living/Dining Room - 16'1" x 15'9" (4.9m x 4.8m)

Rvdon Village is set on the outskirts of the pretty Devonshire and dining table and chairs. market town of Holsworthy. Nestling in a rural landscape of Rydon Village is unlike any other village in the South West. rolling green hills and wooded river valleys, this small Bedroom 1 - 12'3" x 10'2" (3.73m x 3.1m) Conceived by a local landowner in conjunction with a long exclusive development will provide a secure and quiet established family owned developer, it gims to provide a location within easy reach of the bustling market town and quiet and peaceful sanctuary from which you can venture the spectacular Cornish coastline, which is only a short drive out to enjoy life and return to unwind and recharge your away. The historic town of Holsworthy hosts a weekly batteries. For this reason its' benefits are restricted to pannier market and also a thrivina livestock market. Local those over 55 and their partners. Maturity brings some produce, flowers, gifts and an excellent range of shops are privileges and Rydon Village is one of them. In keeping with complemented by a Waitrose supermarket. It is a friendly their beautiful surroundings, the mellow elevations of the and welcoming town with traditional values, perhaps, a properties themselves bear more than a passing touch old fashioned, but none the worse for that. An 18 hole resemblance to New England with attention to detail being golf course, bowling, cricket and football clubs, are all close Outside - The property is approached via its own the watch word. From the minute you enter the manicured by, together with a leisure centre, ensuring all manner of tarmacked entrance drive providing off road parking and grounds of Rydon Village to the moment you leave out sporting interests and activities are catered for. through the electronic gates in your car, you will Opportunities for walking are many and varied with Dartmoor National Park to the South and coastal footpaths of the property is an area laid with stone chipping and a to the North. The cities of Exeter and Plymouth and town of paved patio area providing the ideal spot for alfresco Rydon Village has been carefully landscaped and designed Newquay are all within easy reach by car or coach, and offer to take advantage of the beautiful, gently sloping fields it airports, mainline railway stations and motorway occupies, and the views across the valley of rolling pasture. connections, together with a host of shopping and leisure

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 EPC Rating - EPC rating "C". base mounted unit with work surfaces over, incorporating a composite 1 1/2 sink drainer unit with mixer tap. Integrated Council Tax Banding - Council Tax Band 'C' {please

Changing Lifestyles

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

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 aarden.

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 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.

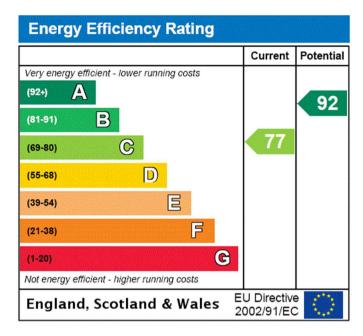
Garage - 19'5" x 10'2" (5.92m x 3.1m)

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.

appliances include electric oven and hob with extractor, note this council band may be subject to reassessment}.

Changing Lifestyles







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.



Floor 0 Building 2

Changing Lifestyles