

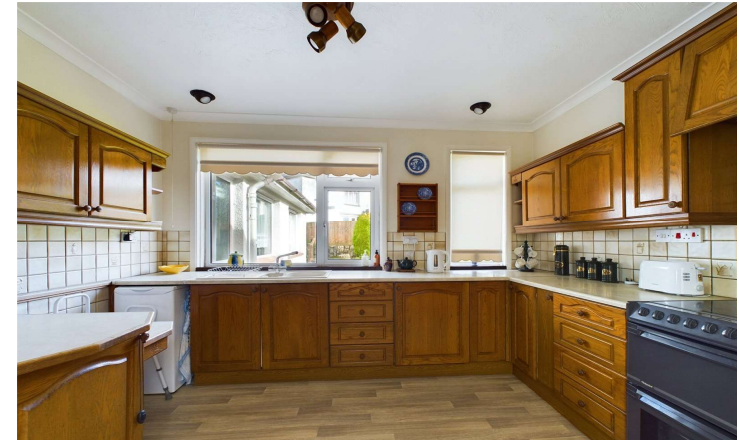


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Brynderwen  
Sanctuary Road  
Holsworthy  
Devon  
EX22 6DQ

**Asking Price: £ Freehold**



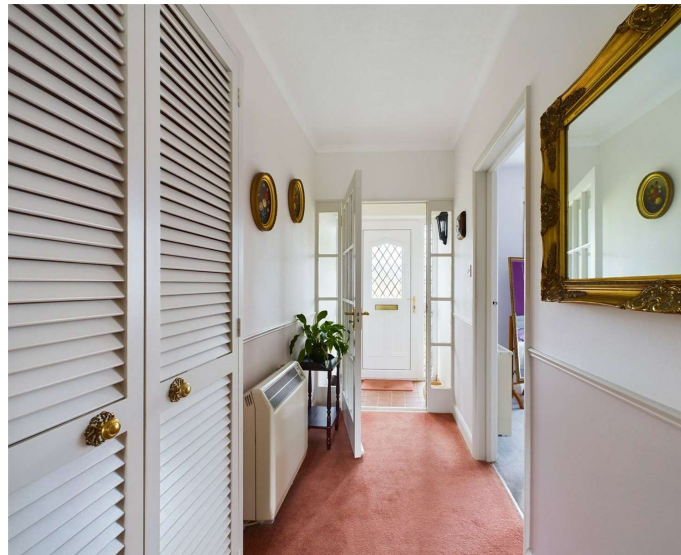
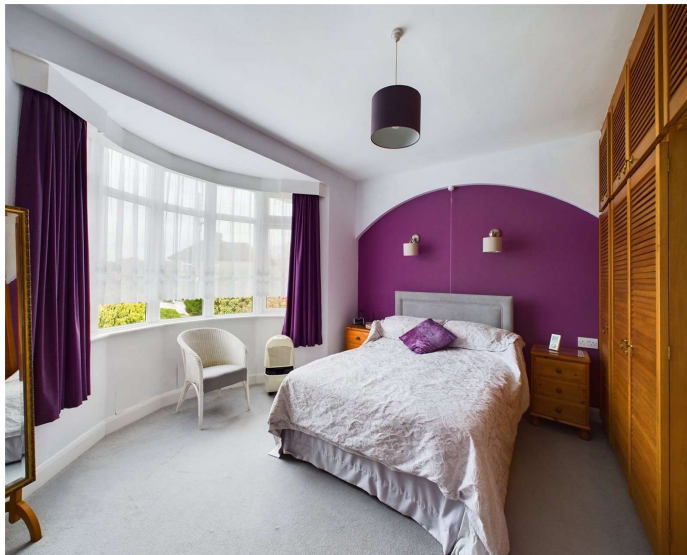
Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

Brynderwen, Sanctuary Road, Holsworthy, Devon, EX22 6DQ



- 3 BEDROOM
- DETACHED BUNGALOW
- 2 RECEPTION ROOMS
- LANDSCAPED GARDENS
- DRIVEWAY PROVIDING EXTENSIVE OFF-ROAD PARKING
- GARAGE
- HIGHLY SOUGHT AFTER LOCATION
- AVAILABLE WITH NO ONWARD CHAIN
- EPC: TBC
- Council Tax Band:



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## Changing Lifestyles

### Overview

**Situated in this highly sought after residential area of the Market Town of Holsworthy is this 3 bedroom 2 reception room detached bungalow offering spacious accommodation throughout. Generous size landscaped mature gardens, an entrance driveway and garage provides extensive off road. Available with no onward chain**

### Location

**The property is situated just a couple minutes walk of Holsworthy's bustling market square with its 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 Holsworthy's main square, take the left hand junction by the HSBC bank into Victoria Square. Proceed down Victoria Hill, taking the first left into Sanctuary Road, follow the road and take the next left hand turn. Continue for a short distance whereupon the property will be found on the left hand side.

### Entrance Hall

#### Living Room - 17'2" x 10'9" (5.23m x 3.28m)

A light and airy, dual aspect room with window to side and bow window to front elevation.

#### Kitchen - 11'6" x 10'1" (3.5m x 3.07m)

A fitted kitchen comprises a range of base and wall mounted units with work surfaces over incorporating a 1 1/2 sink drainer unit with mixer taps. Space for fridge/ freezer, recess for cooker with extractor system over. Window to side elevation.

#### Dining Room - 11'9" x 9'4" (3.58m x 2.84m)

Currently used a dining room/ snug. Window to side elevation.

#### Bedroom 1 - 13'6" x 13'3" (4.11m x 4.04m)

A spacious master bedroom with a bow window to front elevation, extensive built in bedroom furniture.

#### Bedroom 2 - 11'10" x 9'1" (3.6m x 2.77m)

A double bedroom with window to rear elevation.

#### Bedroom 3 - 8'8" x 6'8" (2.64m x 2.03m)

Window to rear elevation.

#### Bathroom - 8'9" x 5'3" (2.67m x 1.6m)

A superbly presented fitted suite comprises a corner shower unit with a power shower connected. Concealed cistern WC and vanity unit with wash hand basin. Window to rear elevation.

#### Garage - 15'5" x 11'11" (4.7m x 3.63m)

Power and light connected, up and over vehicle entrance door.

#### Utility area - 11' x 4'11" (3.35m x 1.5m)

Located at the rear of the garage with pedestrian door to rear.

**Outside** - The property is approached by a tarmac driveway providing extensive off road parking. The front gardens are superbly landscaped with a variety of mature

shrubs and planting and a level lawn. Pedestrian access leads round the side to the rear gardens which are of a generous size, being principally laid to lawn, with attractive gravel beds bordering, planting with a variety of shrubs, plants and flowers.

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



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## Have a property to sell or let?

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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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