



Bond
Oxborough
Phillips

Changing Lifestyles

17 Menors Place
Holsworthy
Devon
EX22 6GA

Asking Price: £300,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

17 Menors Place, Holsworthy, Devon, EX22 6GA

- 3 BEDROOMS
- SEMI DETACHED HOUSE
- OFF ROAD PARKING FOR 2 VEHICLES
- INTEGRAL GARAGE
- LEVEL WALKING DISTANCE TO TOWN CENTRE & STANHOPE PARK
- QUIET CUL-DE-SAC LOCATION
- STUNNING COUNTRYSIDE VIEWS
- NO ONWARD CHAIN
- EPC: TBC



Situated within a level walking distance to the bustling market town of Holsworthy is this well presented 3 bedroom, semi-detached house. The residence benefits from off road parking for 2 vehicles, integral garage, front and rear gardens and stunning far reaching countryside views. The property is available with no onward chain. EPC TBC.



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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.



Directions

From the centre of Holsworthy proceed out of the town towards Bideford, on the A388 along North Road. As you pass Bodmeyrick Care Home on the left side, the entrance to Menors Place can be found after a short distance on the right hand side. Continue into the cul-de-sac to the end and number 17 can be found on the right hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.



Internal Description

Entrance Hall - 16'1" x 5'3" (4.9m x 1.6m)

Useful under stairs cupboard. Stairs leading to first floor landing.

Living Room - 16'1" x 11'8" (4.9m x 3.56m)

Spacious, light and airy reception room with bay window to front elevation. Ample room for sitting room suite. Internal double doors leading to the dining room/kitchen.

Kitchen/Dining Room - 18'6" x 12'1" (5.64m x 3.68m)

A fitted kitchen comprising matching wall and base mounted units with work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap and 4 ring electric hob with extractor over. Built in eye level "Hotpoint" cooker and grill, dishwasher, under counter fridge and freezer. Ample space for dining table and chairs. Double glazed French patio doors to balcony and window to rear, enjoying far reaching countryside views.

Cloakroom - 5'7" x 2'9" (1.7m x 0.84m)

Fitted with a pedestal wash hand basin and low flush WC.

First Floor Landing - 8'4" x 7'5" (2.54m x 2.26m)

Access to useful storage cupboard and loft space.

Bedroom 1 - 12'6" x 11'3" (3.8m x 3.43m)

A spacious double bedroom with a range of fitted wardrobes. Window to front elevation.

Ensuite Shower Room - 5'10" x 4'10" (1.78m x 1.47m)

Shower cubicle with mains fed shower over, low flush WC, vanity unit with inset wash hand basin and heated towel rail.

Bedroom 2 - 13'2" x 7'10" (4.01m x 2.4m)

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

Bedroom 3 - 10'4" x 7'11" (3.15m x 2.41m)

Double bedroom with window to rear elevation, overlooking the garden and countryside beyond with built in wardrobe. The room is currently being used as a home office.

Bathroom - 6'10" x 6'8" (2.08m x 2.03m)

A fitted suite comprising panel bath, pedestal wash hand basin and low flush WC. Window to front elevation.

Outside - The property is approached via its own tarmacked drive, providing 2 off road parking

spaces and giving access to the garage, a paved path from the drive leads to the front entrance door. The front garden is principally laid to lawn and decorated with mature shrubs. The low maintenance rear garden has been laid with patio slabs and bordered by wooden fencing. A balcony adjoins the rear of the property, providing the ideal spot for alfresco dining whilst enjoying stunning far reaching countryside views.

Services - Main water, electricity and drainage. Oil fired central heating.

Garage - 19'8" x 8'11" (6m x 2.72m)

Electric up and over vehicle entrance door to front elevation, internal door to dining room/kitchen area, external door to balcony and window to rear elevation. Space for free standing fridge/freezer, plumbing for washing machine, tumble dryer and oil-fired boiler.

EPC Rating - EPC TBC.

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





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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17 Menors Place, Holsworthy, Devon, EX22 6GA

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We are here to help you find and buy your new home...

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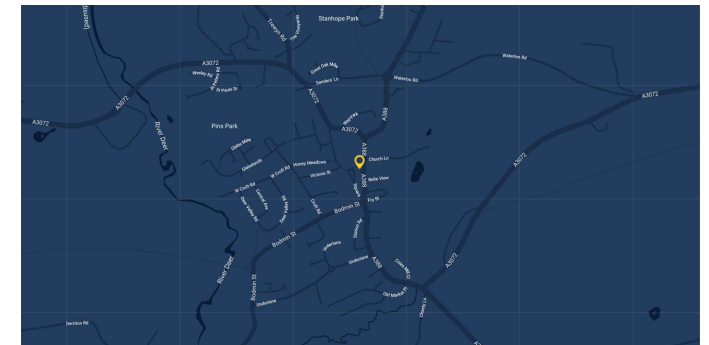
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