



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

10 Beech Park  
Holsworthy Beacon  
Holsworthy  
Devon  
EX22 7NB

**Asking Price: £225,000**  
**Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

10 Beech Park, Holsworthy Beacon, Holsworthy, Devon, EX22 7NB



- END TERRACE
- HOUSE
- 3 BEDROOMS
- GENEROUS GARDEN
- OUTBUILDING/WORKSHOP
- VILLAGE LOCATION
- COUNTRYSIDE VIEWS
- PERFECT FIRST TIME BUYER PROPERTY OR INVESTMENT PURCHASE.
- EPC: E



Situated within a rural hamlet, only three miles away from the popular market town of Holsworthy, is 10 Beech Park. The residence offers nicely presented accommodation comprising kitchen/diner, living room, 3 bedrooms and family bathroom. The property benefits from generous front and rear gardens, lovely countryside views and useful outbuilding/workshop. EPC E.



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## Situation

Holsworthy Beacon is a very small hamlet situated just over 3 miles from the market town of Holsworthy. This bustling market town has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket. 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 Holsworthy proceed on the A388 towards Bideford for some 2.8 miles. Upon reaching the hamlet of Holsworthy Beacon, at the cross roads take the right hand turn signposted Thornbury/Cookbury. Continue on this road for a short distance and the property will be found on the left hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.



# Internal Description

## **Entrance Hall** - 12'4" x 6' (3.76m x 1.83m)

Space to store coats and shoes. Stairs leading to first floor landing. Access to useful understairs storage cupboard.

## **Kitchen/Diner** - 17'9" x 10'4" (5.4m x 3.15m)

A modern fitted kitchen comprising matching wall and base mounted units with work surface over, incorporating a composite 1 1/2 sink drainer unit with mixer tap, 4 ring electric hob with extractor over. Built in electric oven, microwave, dishwasher and wine cooler. Ample room for dining table and chairs. Cupboard housing oil fired boiler. Windows to side and rear elevations, and door leading to rear garden.

## **Living Room** - 12'4" x 11'7" (3.76m x 3.53m)

Light and airy reception room with feature wood burning stove. Window to front elevation.

## **First Floor Landing** - 7'4" x 5'10" (2.24m x 1.78m)

Access to airing cupboard and useful loft space. Window to side elevation.

## **Bedroom 1** - 12'4" x 10'6" (3.76m x 3.2m)

Spacious, light and airy double bedroom. Window to front elevation, enjoying pleasant countryside views.

## **Bedroom 2** - 11'11" x 10'2" (3.63m x 3.1m)

Double bedroom with built in wardrobe. Window to rear elevation, overlooking the garden and countryside beyond.

## **Bedroom 3** - 9'6" x 7'2" (2.9m x 2.18m)

Single bedroom with built in cupboard. Window to front elevation, with lovely countryside views.

## **Bathroom** - 7'5" x 5'5" (2.26m x 1.65m)

A 3 piece suite comprising "P" shaped bath with shower over, vanity unit with inset wash hand basin, low flush WC and heated towel rail. Window to rear elevation.

**Outside** - The property is approached via a paved path that leads to the front entrance door. The front garden is principally laid to lawn and bordered by a small brick wall. A side path leads to the enclosed rear garden and provides access to the useful outbuilding/workshop. Adjoining the rear of the residence is a paved patio area providing the ideal spot for alfresco dining. The rear garden is

principally laid to lawn and bordered by wooden fencing.

## **Outbuilding/Workshop** - (Max) 15'8" x 13'7" ((Max) 4.78m x 4.14m)

Light and power connected. Space and plumbing for washing machine and tumble dryer. Window to side and rear elevations.

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

**EPC Rating** - EPC rating E, valid until March 2029.

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

**Agents Note** - Potential to extend the property or make off road parking, subject to gaining the necessary planning consents.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 75.0 sq. metres (807.0 sq. feet)

Bond Oxborough Phillips - Not to Scale  
Plan produced using PlanUp.

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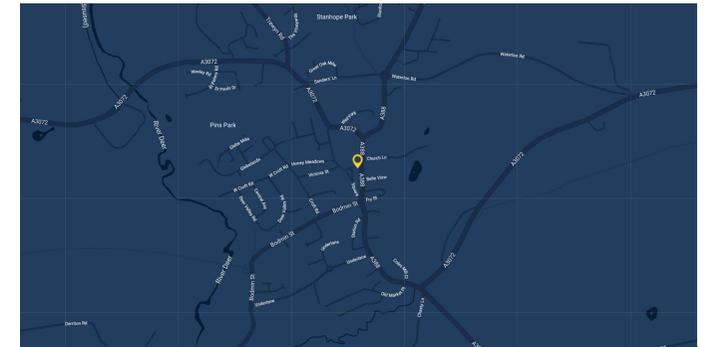
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