



Bond
Oxborough
Phillips

Changing Lifestyles

Springborne
North Road
Holsworthy
Devon
EX22 6HJ

Asking Price: £350,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Springborne, North Road, Holsworthy, Devon, EX22 6HJ



- DETACHED HOUSE
- 4 BEDROOMS (1 ENSUITE SHOWER ROOM)
- 3 RECEPTION ROOMS
- OFF ROAD PARKING FOR 2 VEHICLES
- GARDEN
- SHORT AND LEVEL WALK TO TOWN CENTRE
- USEFUL OUTBUILDING/WORKSHOP
- EPC: E



Situated within level walking distance of the bustling market town of Holsworthy is this spacious and versatile detached family home comprising modern fitted kitchen, 3 reception rooms, 4 bedrooms (1ensuite shower room), family bathroom, utility and cloakroom. The residence benefits from enclosed rear garden with useful outbuilding/workshop and 2 off road parking spaces. EPC E.



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Situation

The property is situated within a few minutes level walk of Holsworthy town centre and enjoys a prominent setting along this residential road. Holsworthy itself offers 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 along North Road towards Bideford, after a short distance Springborne will be found on the left hand side with a Bond Oxborough Phillips "For Sale" sign clearly displayed.



Internal Description

Entrance Hall - 12' x 5'6" (3.66m x 1.68m)

Stairs leading to first floor landing. Access to useful under stairs storage cupboard.

Kitchen - 17'4" x 14'10" (5.28m x 4.52m)

A modern fitted kitchen comprising matching wall and base mounted units with roll edge work surfaces over incorporating a composite 1 1/2 sink drainer unit with mixer tap over. Built in electric 4 ring hob, microwave, cooker and extractor over. Space for free standing American style fridge freezer and plumbing for dishwasher. Island providing additional storage and breakfast bar. Windows to side and rear elevations. Door leading to garden.

Dining Room - 10'7" x 6'5" (3.23m x 1.96m)

Ample room for dining table and chairs. Sliding doors leading to garden.

Living Room - 12' x 11'11" (3.66m x 3.63m)

Light and airy reception room with feature open fireplace, slate hearth with decorative surround. Ample room for sitting room suite. Windows to front and side elevations.

Snug - 12' x 11'1" (3.66m x 3.38m)

Spacious reception room with window to front elevation.

Utility Room - 10' x 6'1" (3.05m x 1.85m)

Fitted with a range of storage units and worktop. Space and plumbing for washing machine and tumble dryer. Access to "Grant" oil fired boiler.

Cloakroom - 5'2" x 2'8" (1.57m x 0.81m)

Fitted with a close coupled WC, wall hung wash hand basin and heated towel rail. Window to side elevation.

First Floor Landing - Access to useful storage cupboard.

Window to front elevation.

Bedroom 1 - 12'1" x 11'11" (3.68m x 3.63m)

Light and airy double bedroom with windows to front and side elevations.

Ensuite Shower Room - 6'4" x 5'4" (1.93m x 1.63m)

A fitted suite comprising shower cubicle with "Triton" shower over, close coupled WC and vanity unit with inset wash hand basin. Window to side elevation.

Bedroom 2 - 12'1" x 11' (3.68m x 3.35m)

Double bedroom with window to front elevation.

Bedroom 3 - 10'9" x 8'5" (3.28m x 2.57m)

Window to rear elevation, overlooking the garden.

Bedroom 4 - 10'1" x 7'2" (3.07m x 2.18m)

Window to rear elevation, overlooking the rear garden.

Bathroom - 10'9" x 6'1" (3.28m x 1.85m)

A fitted suite comprising panel bath, separate shower cubicle with "Triton" shower over, vanity unit with inset wash hand basin and close coupled WC. Heated towel rail. Window to rear.

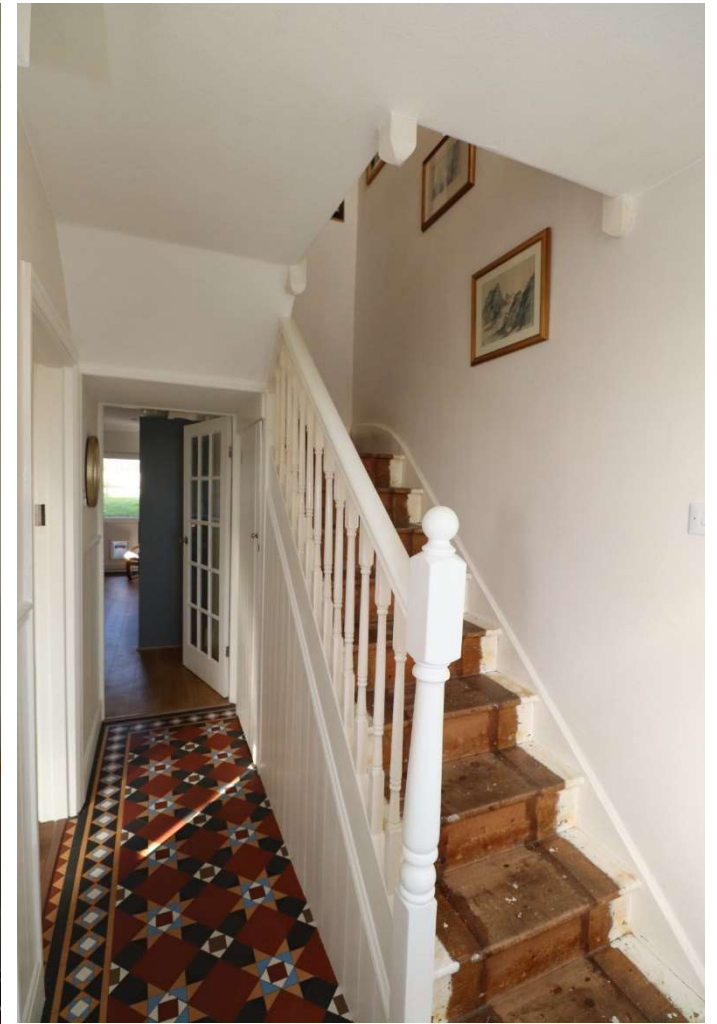
Outside - To the front of the property is an off road parking bay suitable for 2 vehicles. A side gate leads to the rear garden and steps give access to the front entrance door.

Adjoining the rear of the residence is a paved patio area providing the ideal spot for alfresco dining and entertaining. Steps lead to an area principally laid to lawn and bordered by a small wall with wooden fencing over. Within the garden there is a useful block built outbuilding.

EPC Rating - Current EPC "E" (49) with the potential to be "C" (74).

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

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



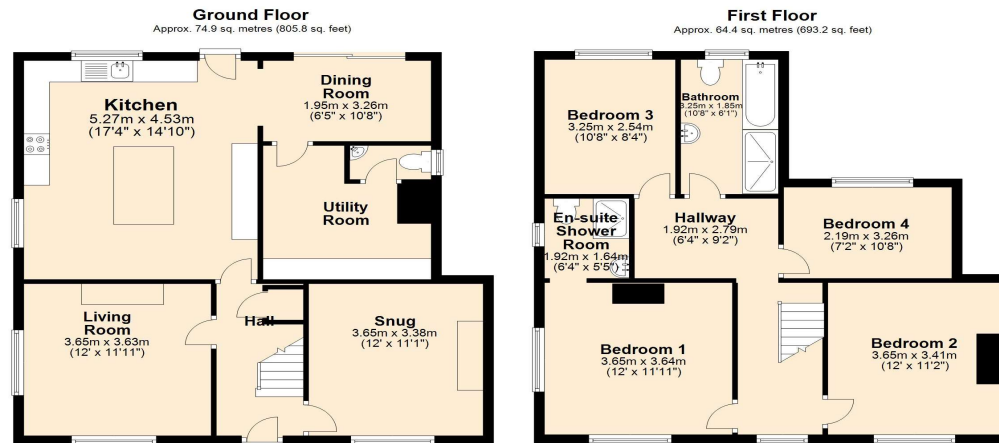
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Total area: approx. 139.3 sq. metres (1499.0 sq. feet)



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Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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