



Bond
Oxborough
Phillips

Changing Lifestyles

Camelia
Dobles Lane
Holsworthy
Devon
EX22 6HN

Asking Price: £350,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Camelia, Dobles Lane, Holsworthy, Devon, EX22 6HN



- DETACHED BUNGALOW
- 3 BEDROOMS
- OFF ROAD PARKING
- GARAGE
- GENEROUS GARDEN
- PRIVATE AND TUCKED AWAY POSITION ON THE EDGE OF TOWN
- EPC: F



Situated on the edge of the popular market town of Holsworthy, being within walking distance to the town centre and its range of amenities. Camelia is a 3 bed detached bungalow, nestled within a generous plot, with extensive off road parking area and integral single garage. EPC F.



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com



Situation

The property occupies a convenient settings within this popular, bustling market town of Holsworthy with its 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 Bideford road and on the edge of the town turn left, and then immediately right into Dobles Lane. Camelia will then be found about 300 yards along this road on the left hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.



Internal Description

Entrance Porch - 4'11" x 4'2" (1.5m x 1.27m)

Window to front elevation. Internal door to inner hall.

Inner Hallway - 15'10" x 4'7" (4.83m x 1.4m)

Access to 2 useful storage cupboards.

Kitchen/Diner - 17'4" x 11' (5.28m x 3.35m)

A fitted kitchen comprising a range of matching wall and base mounted units with work surfaces over incorporating a ceramic sink drainer unit with mixer tap. Space for range style cooker with extractor over and under counter fridge.

Ample room for dining table and chairs. Window to side elevation. Internal window and door to conservatory. Internal door leading to integral single garage.

Living Room - 17'2" x 11'10" (5.23m x 3.6m)

A light and airy reception room with feature fireplace. Windows to front and side elevations.

Conservatory/Sun Room - 14'11" x 6'8" (4.55m x 2.03m)

Windows to side and rear elevations. Doors to rear leading to the garden.

Bedroom 1 - 12'2" x 10'5" (3.7m x 3.18m)

Double bedroom with window to front elevation.

Bedroom 2 - 10'10" x 10'10" (3.3m x 3.3m)

Double bedroom with window to rear, overlooking the garden.

Bedroom 3 - 9'11" x 6'10" (3.02m x 2.08m)

Single bedroom with window to side elevation.

Bathroom - 6'7" x 5'4" (2m x 1.63m)

A matching 3 piece suite comprising "P" Shaped bath with electric shower over, pedestal wash hand basin and low flush WC. Window to rear elevation.

Shower Room - 6'8" x 5'2" (2.03m x 1.57m)

A fitted suite comprising shower unit, wash hand basin, low flush WC and heated towel rail. Window to rear elevation. Space and plumbing for washing machine.

Outside - The property is approached via its own entrance drive providing off road parking for several vehicles and giving access to the front entrance door and garage. The front garden is principally laid to lawn and bordered by a small brick wall and

wooden fencing. The rear garden is principally laid to lawn, with a decking area providing the ideal spot for alfresco dining and entertaining.

Garage - 16'11" x 8'3" (5.16m x 2.51m)

Single garage with an up and over vehicle entrance door to front elevation. Window to rear and door to side elevation. Space for free standing fridge/freezer and tumble dryer.

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

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

EPC Rating - EPC rating "F", with the potential to be a "C".

Camelia, Dobles Lane, Holsworthy, Devon, EX22 6HN



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com



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.

Camelia, Dobles Lane, Holsworthy, Devon, EX22 6HN

Changing Lifestyles

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

Albion House
4 High Street
Holsworthy
Devon
EX22 6EL

Tel: 01409 254 238

Email: holsworthy@boproperty.com

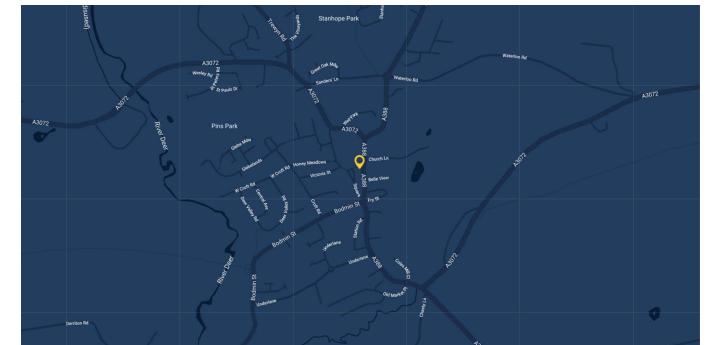
Have a property to sell or let?

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.

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

01409 254 238

for a free conveyancing quote and
mortgage advice.



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com