



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Allenby  
Kingswood Meadow  
Holsworthy  
Devon  
EX22 6HG

**Asking Price: £325,000**  
**Freehold**



**Changing Lifestyles**

**01409 254 238**  
**holsworthy@boproperty.com**

Allenby, Kingswood Meadow, Holsworthy, Devon, EX22 6HG



- SEMI DETACHED BUNGALOW
- 3 BEDROOMS
- OFF ROAD PARKING FOR 2/3 VEHICLES
- SINGLE GARAGE/WORKSHOP
- LANDSCAPED FRONT AND REAR GARDEN
- HIGHLY SOUGHT AFTER RESIDENTIAL CUL-DE-SAC
- WALKING DISTANCE TO TOWN CENTRE & AMENITIES
- EPC: D



**A rare and exciting opportunity to acquire this 3 bedroom, semi detached bungalow situated within the highly sought after cul-de-sac of Kingswood Meadow. Allenby is within level walking distance to the popular market town of Holsworthy. The residence benefits from extensive off road parking area, single garage and generous front and rear gardens. EPC "D".**



Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com



## Situation

Allenby is within 5 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. 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 on the A388 towards Bideford, passing straight through the mini-roundabout, and take the right hand turning into Kingswood Meadow. Proceed into the development and the property will be found a short way along on the left hand side with a Bond Oxborough Philips "For Sale" board.



# Internal Description

## **Entrance Porch** - 4'10" x 2'6" (1.47m x 0.76m)

Window and door to front elevation. Internal window and door to Inner Hall.

**Inner Hall** - Access to two useful storage units.

## **Living Room** - 16'5" x 10'10" (5m x 3.3m)

Light and airy reception room with windows to front and side elevations. Ample room for sitting room suite.

## **Kitchen/Diner** - 12'10" x 9'11" (3.9m x 3.02m)

A kitchen comprising wall and base mounted units with work surfaces over, incorporating a 1 1/2 sink drainer unit with mixer taps. Space for cooker with extractor over and washing machine. Space for dining table and chairs. Windows to side and rear elevations.

## **Bedroom 1** - 12'10" x 11' (3.9m x 3.35m)

Double bedroom with built in wardrobes. Window to front elevation.

## **Bedroom 2** - 12'11" x 9'11" (3.94m x 3.02m)

Double bedroom with built in wardrobe. Window to rear elevation.

## **Bedroom 3** - 9'6" x 6'11" (2.9m x 2.1m)

Window to rear elevation.

## **Bathroom** - 8'3" x 5'6" (2.51m x 1.68m)

A fitted suite comprising panel bath with electric shower over, pedestal wash hand basin and close coupled WC. Cupboard housing hot water cylinder. Window to rear elevation.

## **Garage/Workshop** - 16'7" x 8'11" (5.05m x 2.72m)

Up and over manual vehicle entrance door to front and sliding door to side elevation. Window to rear elevation. Light and power connected.

**Outside** - The property is approached via its own tarmacked drive providing off road parking for several vehicles and giving access to the single garage and side door. A path from the drive leads to the front entrance door. The front garden is principally laid to lawn and planted with a variety of mature shrubs and flowers and bordered by a small brick wall. The rear garden is principally laid to lawn and bordered by mature hedging to the rear and close boarded fencing to the sides. Adjoining the rear of the property is a paved patio area, with a

decorative stone wall, planted with a variety of flowers and shrubs.

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

**EPC Rating** - EPC rating D (66), with the potential to be and EPC rating B (83).

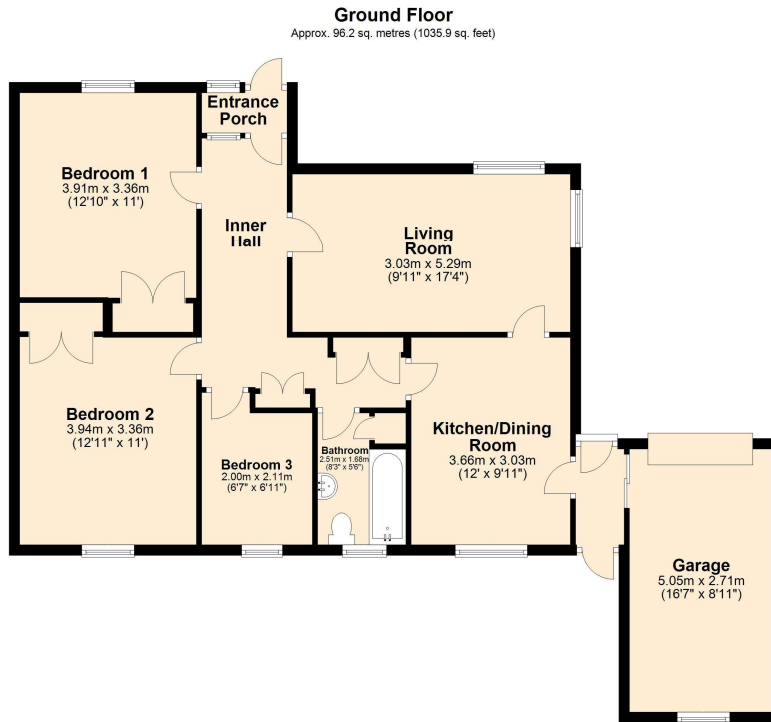
**Council Tax Banding** - Band 'C' (please note this council band may be subject to reassessment).

Allenby, Kingswood Meadow, Holsworthy, Devon, EX22 6HG



Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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.

Allenby, Kingswood Meadow, Holsworthy, Devon, EX22 6HG

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](mailto:holsworthy@boproperty.com)

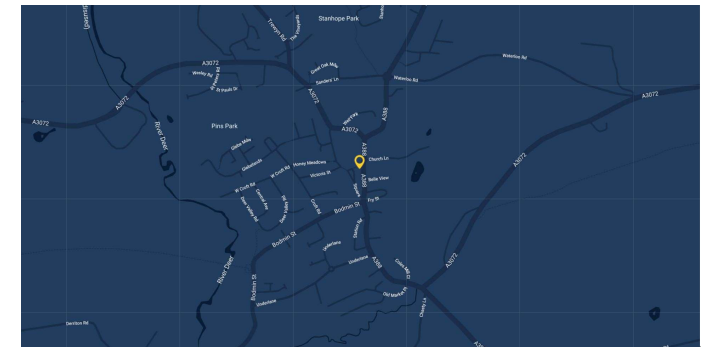
## Have a property to sell or let?

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](mailto:holsworthy@boproperty.com)