



Bond
Oxborough
Phillips

Changing Lifestyles

6 Aunay Close
Holsworthy
Devon
EX22 6EZ

Asking Price: £250,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

6 Aunay Close, Holsworthy, Devon, EX22 6EZ



- DETACHED FAMILY HOUSE
- 3 DOUBLE BEDROOMS
- OFF ROAD PARKING
- SINGLE GARAGE
- ENCLOSED LOW MAINTENANCE GARDEN
- SMALL CUL-DE-SAC LOCATION
- SHORT LEVEL WALK TO TOWN CENTRE



Enjoying a convenient position within a level walk of Holsworthy's town centre and all its amenities, is this spacious 3 bedroom, detached family home with garage, off road parking and garden. The residence has been partially updated by the current owner, they have replaced the windows, added new ecofriendly electric heating system with individual thermostats in each room, painted and newly carpeted in a neutral colour throughout. The property could be moved into straight away with some areas needing updating in time, allowing the new owner to add their own mark on the property. The property is well suited to those looking for a comfortable family home or investment opportunity. Available with no onward chain. EPC TBC.

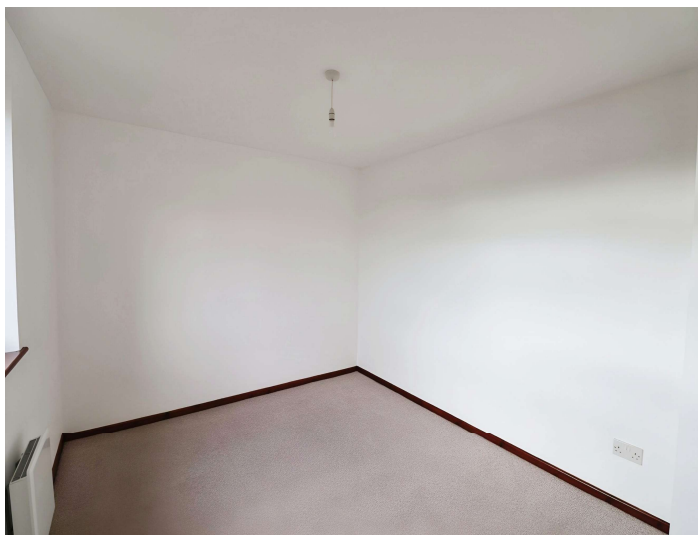


Changing Lifestyles

01409 254 238
holsworthy@boproperty.com



Situation Aunay Close is situated within a level walk of the Holsworthy's town centre. 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 the centre of Holsworthy, proceed on the A388 in the Bideford direction along North Road, passing through the mini-roundabout. Aunay Close will be found after a short distance on the left hand side. Proceed into Aunay Close and number 6 will be found straight ahead with a Bond Oxborough Philips "For Sale" board clearly displayed.



Internal Description

Entrance Hall - 9'10" x 5'7" (3m x 1.7m)

Stairs leading to first floor landing. Space to put shoes and coats and access to useful understairs cupboard.

Kitchen/Dining Room - 17'7" x 9'8" (5.36m x 2.95m)

Matching wall and base mounted units with work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap. Space for washing machine, cooker with extractor over and under counter fridge. Ample room for dining table and chairs. Windows to front and rear elevations.

Living Room - 17'7" x 11'5" (5.36m x 3.48m)

Light and airy reception room with windows to front and rear elevation.

Boot Room - 5'5" x 5' (1.65m x 1.52m)

Access to useful storage cupboard with potential to be converted into a cloakroom. Door to rear elevation leading to rear garden.

First Floor Landing - 17'7" x 5'5" (5.36m x 1.65m)

Windows to front and rear elevation.

Bedroom 1 - 11'5" x 9'7" (3.48m x 2.92m)

Double bedroom with window to front elevation.

Bedroom 2 - 10'6" x 9'8" (3.2m x 2.95m)

Double bedroom with window to front elevation.

Bedroom 3 - 11'5" x 7'7" (3.48m x 2.3m)

Double bedroom with window to rear elevation.

Bathroom - 9'8" x 6'7" (2.95m x 2m)

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

Outside - The property is approached via a shared drive providing access to the garage, adjoining car port and off road parking space. The front garden is principally laid to lawn and decorated with a variety of planted flowers and shrubs. The enclosed low maintenance rear garden is laid with stone chippings and bordered by close boarded wooden fencing.

Garage - Manual up and over vehicle entrance door to front. Pedestrian door to side, leading to rear garden. Power and light connected. Window to rear.

EPC Rating - Current EPC rating "D" (56) with the potential to be a "C" (76).

Services - Mains water, electricity and drainage.

Agents Note - Potential to extend the property into the garage subject to gaining the necessary planning consents.

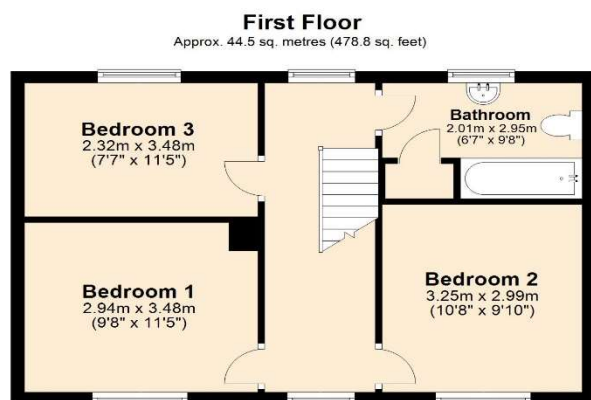
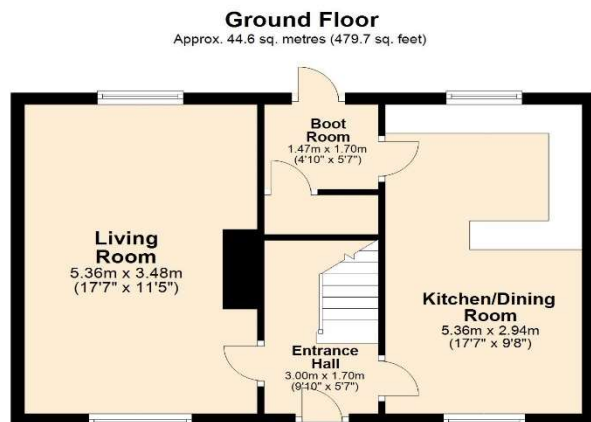
6 Aunay Close, Holsworthy, Devon, EX22 6EZ



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

6 Aunay Close, Holsworthy, Devon, EX22 6EZ



Total area: approx. 89.0 sq. metres (958.5 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.

Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

6 Aunay Close, Holsworthy, Devon, EX22 6EZ

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

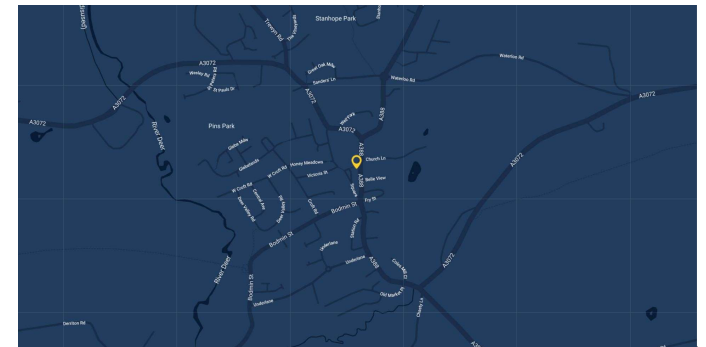
Have a property to sell or let?

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