



Bond
Oxborough
Phillips

Changing Lifestyles

7 Sanctuary Road
Holsworthy
Devon
EX22 6DQ



Asking Price: £190,000 Freehold



Changing Lifestyles

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7 Sanctuary Road, Holsworthy, Devon, EX22 6DQ



- 2 BEDROOMS
- WELL PRESENTED THROUGHOUT
- SOUGHT AFTER AND CONVENIENT LOCATION
- REAR ENCLOSED GARDEN
- COMMUNAL PARKING
- IDEALLY SUITED TO A FIRST TIME BUYER/ INVESTOR
- EPC: D



Overview

Situated in this highly sought after and most convenient residential area of the Market Town of Holsworthy is this 2 bedroom mid terrace property offering superbly presented accommodation throughout, with a low maintenance rear enclosed garden. Ideally suiting first time buyers or those looking for an investment opportunity. EPC - D

Location

The property is situated just a couple 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, 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, and its excellent website www.ridetherubycountry.co.uk is well worth a visit.

Directions

From Holsworthy's main square, take the left hand junction by the HSBC bank into Victoria Square. Proceed down Victoria Hill, taking the first left into Sanctuary Road whereupon the property will be found on the left hand side with a Bond Oxborough Phillips for sale board clearly displayed.

Entrance Hall

Kitchen/ Diner - 13'7" x 8'7" (4.14m x 2.62m)

A stunning room with modern fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating an inset stainless steel sink unit. Counter top 4 ring induction hob with extractor system over. Built in double oven and microwave. Plumbing and recess for washing machine. Integrated dishwasher. Space for American style fridge/ freezer. Ample space for a dining room table and chairs. French glazed double doors and window to rear elevation.

Living Room - 15'2" x 10'4" (4.62m x 3.15m)

A well presented living room with window to front elevation and an under stairs cupboard.

First floor

Bedroom 1 - 10'5" x 9'3" (3.18m x 2.82m)

A spacious double bedroom with window to front elevation enjoying elevated views. Built in wardrobe.

Bedroom 2 - 12'1" x 7'4" (3.68m x 2.24m)

A generous size double bedroom with windows to rear elevation and fitted wardrobes.

Bathroom - 8'8" x 5'10" (2.64m x 1.78m)

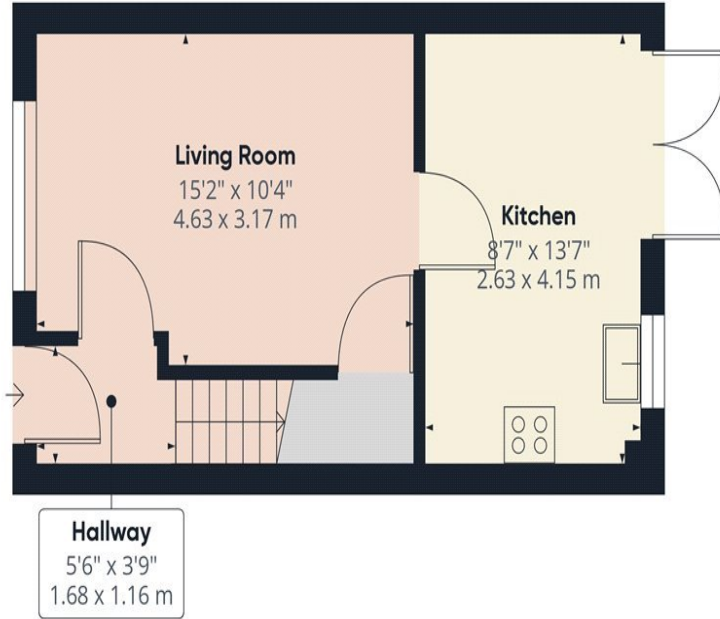
A superbly presented fitted suite comprises a walk in shower with a mains rain water head and additional hose shower attachment, concealed cistern WC and a vanity unit housing a wash hand basin. Window to rear elevation.

Outside - The property has an enclosed rear garden, designed for ease of maintenance with a paved patio area adjoining the rear of the property. Steps lead up to a level astro turfed area and up again to a garden shed. The gardens are bordered by close boarded fencing and a stone wall to the rear. Nearby communal parking.

Services - Mains electricity, water and drainage. Modern electric heaters.

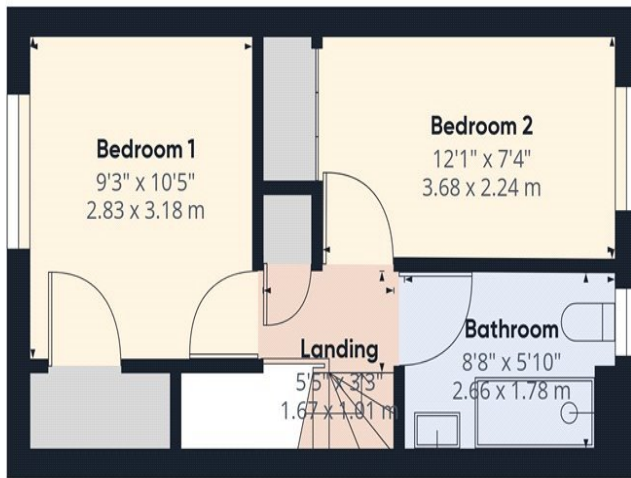


Floorplan



Approximate total area⁽¹⁾

614.05 ft²
57.05 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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