

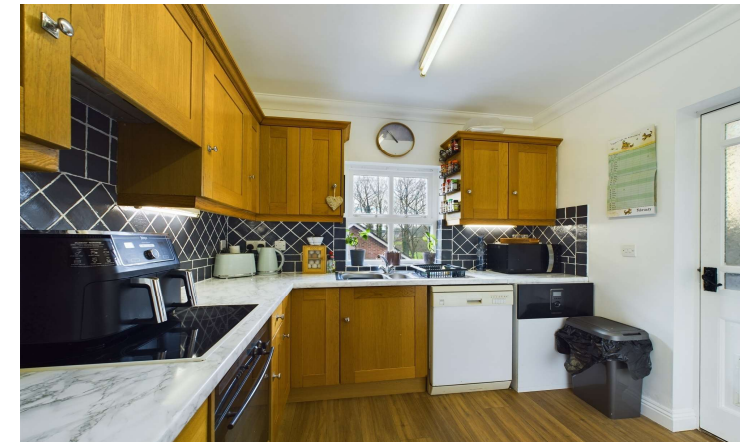


Bond
Oxborough
Phillips

Changing Lifestyles

Bay Tree House
16 St. Pauls Drive
Holsworthy
Devon
EX22 6FD

Asking Price: £310,000 Freehold



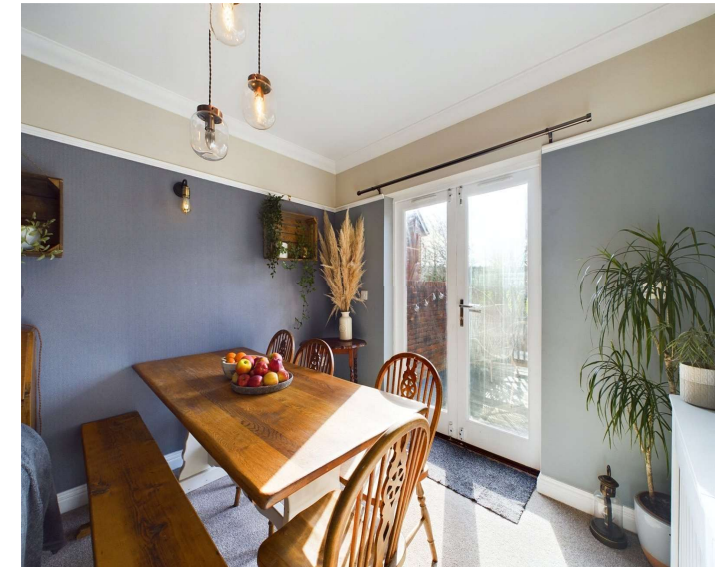
Changing Lifestyles

01409 254 238
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Bay Tree House, 16 St. Pauls Drive, Holsworthy, Devon, EX22 6FD



- A 3 BEDROOM DETACHED HOUSE
- ARRANGED OVER 3 STOREYS
- LANDSCAPED GARDENS
- OFF ROAD PARKING
- GARAGE
- CONVENIENT LOCATION
- INTERNAL VIEWING RECOMMENDED
- EPC: D
- Council Tax Band: D



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Overview

Situated in a pleasant and most convenient location within this sought after residential development in the Market Town of Holsworthy is this superbly presented 3 bedroom (1 ensuite) detached family home, arranged over 3 storeys, offering spacious and comfortable accommodation throughout. Level front and well maintained enclosed rear gardens with decked seating area and garage. EPC D

Location

The residence occupies a quiet cul-de-sac position with this sought after and rapidly maturing development. The property is within a short walk of the town centre, which caters well for its inhabitants and surrounding hinterland with a good range of national and local shops. In addition, Holsworthy offers a full range of amenities including schools, library, park, health centre, sports hall, golf course, etc. Okehampton and Dartmoor are some 20 miles. The Cathedral and University of Exeter is some 40 miles. The port and market town of Bideford is some 19 miles. The North Devon regional centre of Barnstaple is some 28 miles whilst the modern city centre of Plymouth is some 43 miles with Launceston being some 16 miles distant. Bude, on the North Cornish coast, is some 10 miles.

Directions

From the centre of Holsworthy proceed on the main A3072 Bude road for approximately 0.2 of a mile, turning left opposite Deer Park Nursing Home into Rydon Fields. upon entering Rydon Fields continue straight on and after the small drop in the road number 16 will be found straight ahead with a Bond Oxborough Phillips for sale board clearly displayed.

Entrance Hall

Living Room - 22'6" x 9'2" (6.86m x 2.8m)

A superbly presented, light and airy, dual aspect room with walk in bay window to front and a Frenchy glazed double doors to rear opening out onto the decked seating terrace. A feature fireplace houses an open fire.

Kitchen - 9'7" x 9' (2.92m x 2.74m)

Fully fitted range of base and wall mounted cupboard units with work surfaces incorporating 1½ bowl stainless steel single drainer sink unit with mixer taps, integrated electric oven with four ring hob over and extractor hood above, plumbing and recess for dishwasher, space for tall fridge/freezer, rear entrance door, newly installed floor standing oil fired boiler supplying central and hot water systems.

WC - 6'7" x 2'9" (2m x 0.84m)

Close coupled WC and wash hand basin.

First Floor

Bedroom 2 - 11'6" x 11'1" (3.5m x 3.38m)

A spacious double bedroom with window to front elevation. Built in wardrobes.

Bedroom 3 - 9'9" x 9'5" (2.97m x 2.87m)

A double bedroom with window to rear enjoying pleasant rural views.

Bathroom - 8' x 6' (2.44m x 1.83m)

A well presented fitted suite comprises an enclosed panelled bath with mains fed shower over, close coupled WC and wash hand basin. Window to rear elevation.

Second Floor

Bedroom 1 - 12'3" x 10'6" (3.73m x 3.2m)

A generous size master bedroom in the eaves with windows to front and rear elevations.

Ensuite - 7'7" x 3'8" (2.3m x 1.12m)

Outside - Level lawned front garden with pathway leading to the front entrance, a side gate and path lead to the enclosed rear gardens being landscaped and comprising an extensive range of gravel laid areas with flower/shrub beds and borders. A timber decked seating terrace adjoins the dwelling providing an ideal spot for alfresco dining, with a lower decked area housing a hot tub.

Garage - 19'5" x 9'8" (5.92m x 2.95m)

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

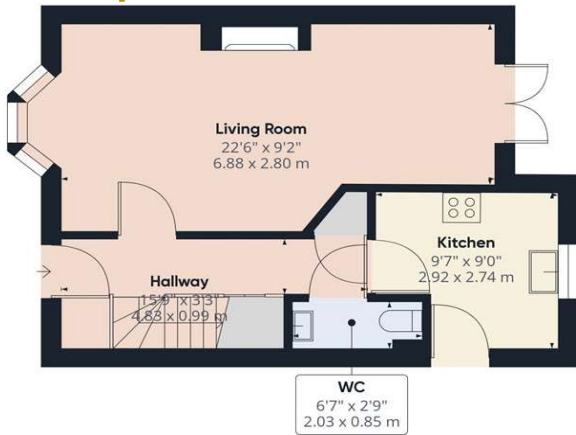


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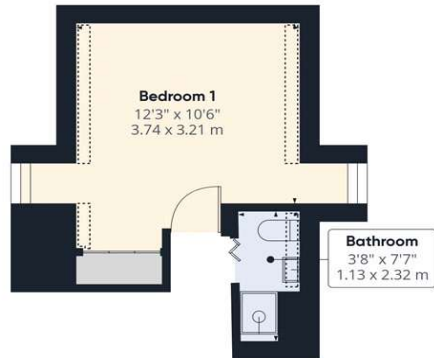
Floorplan



Floor 0



Floor 1



Floor 3

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.

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