



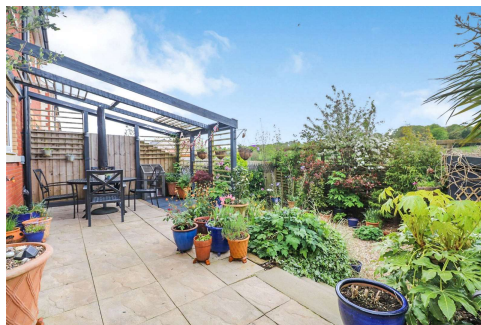
Bond  
Oxborough  
Phillips

*Changing Lifestyles*

47 Old Market Place  
Holsworthy  
Devon  
EX22 6FS



**Offers Over: £250,000 Freehold**



*Changing Lifestyles*

**01409 254 238**



- SEMI-DETACHED HOUSE
- 3 BEDROOMS (1 EN-SUITE)
- OFF ROAD PARKING FOR 2 VEHICLES
- LANDSCAPED REAR GARDEN
- BEAUTIFULLY PRESENTED
- PVCU DOUBLE GLAZED & GAS CENTRALLY HEATED
- SOUGHT AFTER RESIDENTIAL DEVELOPMENT
- WALKING DISTANCE TO TOWN CENTRE
- EPC: C

**Bond Oxborough Phillips are proud to be offering this beautifully presented, 3 bedroom (1 en-suite), gas fired centrally heated, PVCu double glazed, semi-detached house with off road parking for 2 vehicles, and private landscaped rear garden. The residence is situated within this highly sought after development and benefits from being a short walk from the centre of Holsworthy and its amenities. EPC C.**



### **Situation**

The bustling market town of Holsworthy has a 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.

### **Directions**

From the centre of Holsworthy proceed along Fore Street into Chapel Street. The entrance to Old Market Place will be found at the bottom of the hill on the right hand side. Proceed into the development and No.47 will be found on the left hand side with its number plaque clearly displayed.



**Entrance Hall** - Stairs leading to first floor landing.

**Cloakroom** - 5'7" x 3'1" (1.7m x 0.94m)

Fitted with a corner pedestal wash hand basin and low flush WC. Window to front elevation.

**Living Room** - (Max) 15'7" x 12'2" ((Max) 4.75m x 3.7m)

Spacious reception room with window to front elevation. Ample room for sitting room suite. Access to useful understairs cupboard. Internal double doors to Kitchen/Diner.

**Kitchen/Diner** - 15'5" x 10'1" (4.7m x 3.07m)

A fitted kitchen comprising a range of matching wall and base mounted units with work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap, oven with 4 ring gas hob and extractor over. Space for wash machine, dishwasher and free standing fridge/freezer. Ample room for dining room table and chairs. Window and double glazed French patio doors to rear elevation over looking the garden.

## First Floor Landing

**Bedroom 1** - (Max) 15'5" x 8'10" ((Max) 4.7m x 2.7m)

Spacious double bedroom with window to front elevation. Access to useful storage cupboard and built in wardrobes.

**Ensuite Shower Room** - (Max) 7' x 4'6" ((Max) 2.13m x 1.37m)

A fitted suite comprising corner shower cubicle with "Mira Escape" shower over, pedestal wash hand basin and low flush WC. Window to front elevation.

**Bedroom 2** - 11'1" x 8'5" (3.38m x 2.57m)

Double bedroom with window to rear elevation.

**Bedroom 3** - 7'9" x 6'9" (2.36m x 2.06m)

Window to rear elevation.

**Shower Room** - A 3 piece suite comprising large shower cubicle, pedestal wash hand basin and low flush WC. Window to side elevation.

**Outside** - The property is approached via its own tarmacked entrance drive providing off road parking for 2 vehicles. A gate from the drive leads to the rear garden which has been beautifully landscaped by the current owner. Adjoining the rear of the property is a raised patio area with flower beds planted with a variety of mature flowers and shrubs. The paved patio area provides the ideal spot for alfresco dining and entertaining. A couple of steps lead to the low part of the garden which is laid to gravel and is planted with a range of mature trees providing a high level of privacy. The garden is bordered by close boarded wooden fencing. Access to useful wooden shed.

**Services** - Mains water, electricity and drainage. Metered LPG gas from an onsite communal tank.

**EPC Rating** - EPC rating "C".

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

**Agents Note** - Please note that an estate management fee is applicable on this development. Figure to be confirmed.

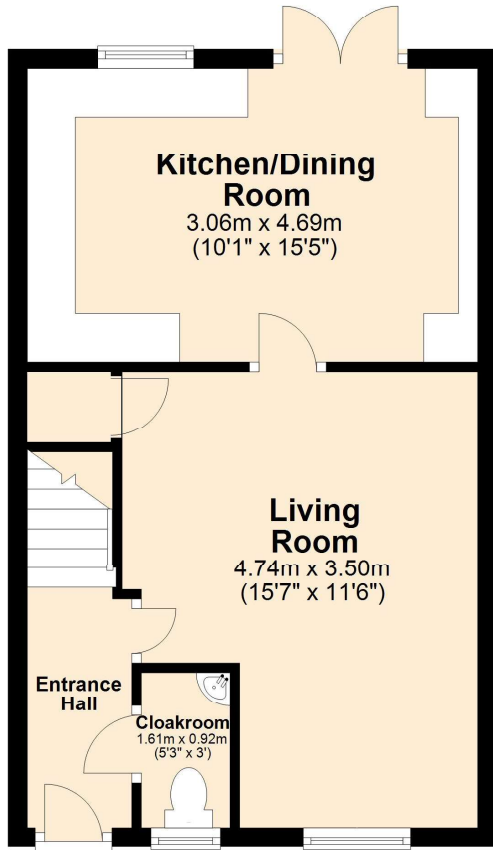






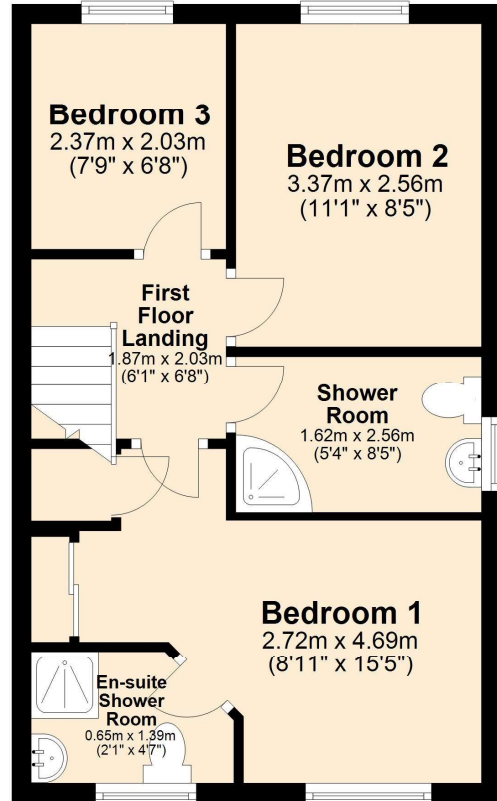
### Ground Floor

Approx. 42.2 sq. metres (454.7 sq. feet)



### First Floor

Approx. 37.1 sq. metres (399.3 sq. feet)



Total area: approx. 79.3 sq. metres (854.0 sq. feet)

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

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.

47 Old Market Place, Holsworthy, Devon, EX22 6FS

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## 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.

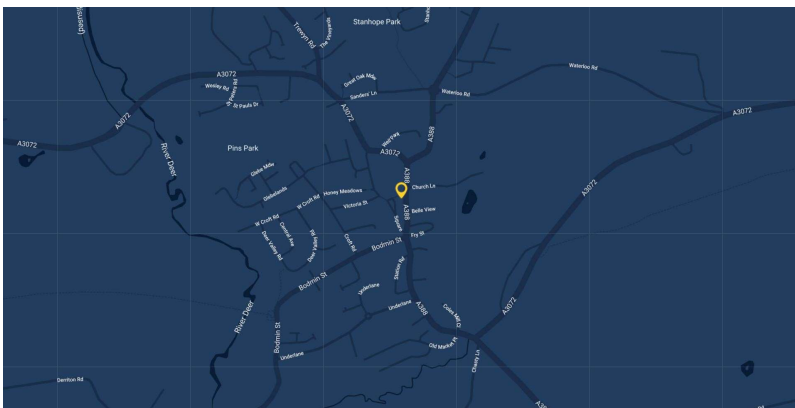
Please do not hesitate to  
contact the team at the Bond  
Oxborough Phillips Sales &  
Lettings on

**01409 254 238**

For a free conveyancing quote  
and mortgage advice.



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



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**01409 254 238**