

23 The Vineyards
Holsworthy
Devon
EX22 6JG

Asking Price: £310,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

23 The Vineyards, Holsworthy, Devon, EX22 6JG



- 2 DOUBLE BEDROOMS
- DETACHED BUNGALOW
- SINGLE GARAGE
- 3 OFF ROAD PARKING SPACES
- GENEROUS CORNER PLOT
- SOUGHT AFTER RESIDENTIAL CUL-DE-SAC
- WALKING DISTANCE TO TOWN CENTRE
- EPC: E



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An exciting opportunity to acquire this well presented, 2 bedroom detached bungalow with garage, off road parking for 3 vehicles and generous corner plot garden. The residence is situated in a small sought after residential cul-de-sac and benefits from being within an easy walk to the town centre and its range of amenities. EPC E.

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" which is named after the famous local Red Ruby cattle.

Directions

From the centre of Holsworthy proceed in the Bude direction, opposite the M&S Garage, turn right into Trewyn Road signposted Bradworthy. After a short

distance, take the first right hand turning into The Vineyards. Continue straight through the development and number 23 will be found towards the end on the left hand side, with a Bond Oxborough Phillips "For Sale" board clearly displayed.

Entrance Hall - Access to useful storage cupboard and airing cupboard housing hot water cylinder. Access to loft space.

Kitchen - 9'7" x 8'10" (2.92m x 2.7m)

Fitted with a range of matching wall and base mounted units with roll edge work surfaces over, incorporating a stainless steel sink drainer unit with mixer taps. Space for free standing fridge freezer and plumbing for dishwasher. Internal door and window to conservatory.

Living /Dining Room - 19'8" x 18' (6m x 5.49m)

Light and airy reception room with windows to front and side elevation. Ample room for sitting room suite and dining table and chairs.

Conservatory - 11' x 6'5" (3.35m x 1.96m)

Windows to side and rear elevation. Door leading to rear garden.

Bedroom 1 - 12'5" x 9'8" (3.78m x 2.95m)

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

Bedroom 2 - 11'10" x 9'8" (3.6m x 2.95m)

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

Bathroom - 6'4" x 5'8" (1.93m x 1.73m)

A fitted suite comprising large shower cubicle with mains shower over, pedestal wash hand basin, close coupled WC and heated towel rail. Window to side elevation.

Garage - 18'11" x 8'8" (5.77m x 2.64m)

Electric up and over vehicle entrance door to front elevation and window and door to rear elevation. Space and plumbing for washing machine and tumble dryer. Light and power connected.

Outside

The property is approached via its own tarmacked drive, giving access to the single garage and front entrance door and providing off road parking for 2 vehicles. A wooden gate provides access to the rear garden with an additional off road parking space. The garden is principally laid to lawn and bordered by a mixture of wooden fencing and mature hedges. Within the garden there are a variety of raised beds planted with a range of mature flowers and shrubs. Adjoining the conservatory is a paved patio area providing the ideal spot for alfresco dining and entertaining.

Services

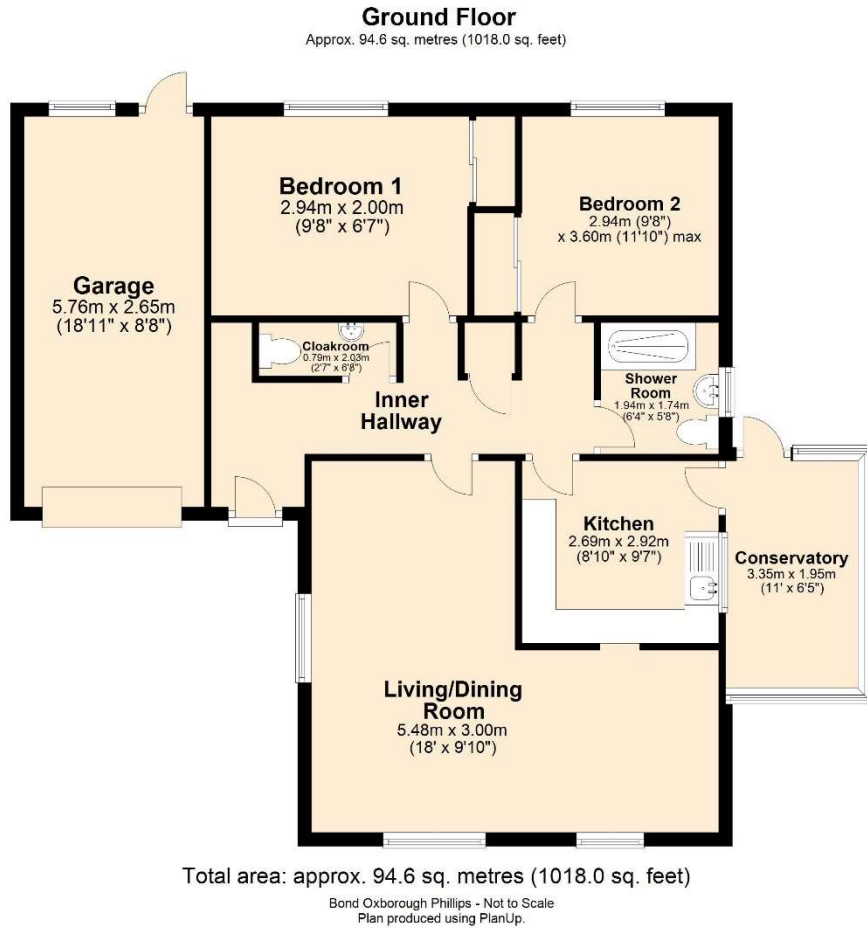
Mains water, electricity and drainage. LPG gas central heating.

EPC Rating

EPC rating E (52) with the potential to be a B (82). Valid until September 2024.

Council Tax Banding

Band 'C' (please note this council band may be subject to reassessment).



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	