

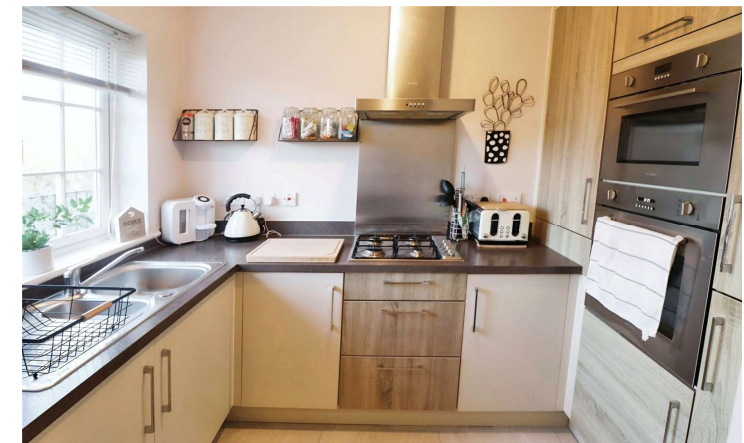


Bond
Oxborough
Phillips

Changing Lifestyles

55 Bray Road
Holsworthy
Devon
EX22 6FJ

Asking Price: £225,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

55 Bray Road, Holsworthy, Devon, EX22 6FJ



- END TERRACED HOUSE
- 2 DOUBLE BEDROOMS
- 2 ENSUITES
- GENEROUS REAR GARDEN
- ALLOCATED PARKING SPACE
- SOUGHT AFTER RESIDENTIAL DEVELOPMENT
- WALKING DISTANCE TO TOWN CENTRE
- PERFECT FIRST TIME BUYER OR INVESTMENT PURCHASE
- EPC: C



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

55 Bray Road, Holsworthy, Devon, EX22 6FJ

Changing Lifestyles

Situated on the edge of the sought after Redrow Homes development, is an exciting opportunity to acquire this superbly presented 2 double bedroom (2 ensuite) end terraced house with allocated parking space and generous low maintenance rear garden. The residence benefits from being within walking distance to the bustling market town of Holsworthy and its amenities along with central heating and double glazing throughout. An internal viewing is highly recommended. EPC "C".

Directions

From the centre of Holsworthy proceed on the A3072 Bude road and on the edge of Holsworthy opposite the BP garage, take the right hand turn sign posted Bradworthy/Chilsworthy. Follow this road until you reach the mini roundabout, at the mini roundabout take the 3rd exit onto Cliffton Heights. Proceed into the development and take the 3rd left hand turn, where upon number 55 can be found a short distance on the right hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.

Situation

The bustling market town of Holsworthy 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, and its excellent website www.rubycountry.com is well worth a visit.

The property comprises:

Entrance Hall - Access to useful storage cupboard and laundry cupboard with plumbing for washing machine. Stairs leading to first floor landing and under stairs storage area.

Kitchen - 9'5" x 6'2" (2.87m x 1.88m)

A modern fitted kitchen comprising matching wall and base units with work surfaces over, incorporating a 1 1/2 sink drainer unit with mixer tap, "Smeg" oven and grill, 4 ring gas hob and extractor over. Integrated fridge freezer. Window to front elevation.

Living/Dining Room - 13'10" x 12'6" (4.22m x 3.8m)

Light and airy reception room with sliding doors to rear elevation, overlooking the garden. Ample room for sitting room suite and dining table and chairs.

Cloakroom - 5'4" x 3'8" (1.63m x 1.12m)

Fitted with a concealed cistern WC and wall hung wash hand basin.

First Floor Landing - Access to loft space.

Bedroom 1 - 12'5" x 8'1" (3.78m x 2.46m)

Double bedroom with windows to front elevation. Airing cupboard housing hot water cylinder.

Ensuite Bathroom - 7'2" x 5'3" (2.18m x 1.6m)

A fitted suite comprising panel bath with shower over, vanity unit with inset wash hand basin, low flush WC and heated towel rail.

Bedroom 2 - 8'11" x 8'8" (2.72m x 2.64m)

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

Ensuite Shower Room - 8'11" x 3'6" (2.72m x 1.07m)

A fitted suite comprising shower cubicle with shower attachment over, pedestal wash hand basin, low flush WC and heated towel rail.

Outside - The property has an allocated parking space to the side. Shared paved paths provide access to the front entrance door and rear gate. The enclosed garden is principally laid to lawn with a shingled area adjoining the rear of the property providing the ideal spot for alfresco dining and entertaining. To the side of the residence is another gravelled area with useful storage shed and is bordered by close boarded wooden fencing, providing a high degree of privacy. The side piece of land could also be used for additional parking or a 2 storey extension (subject to gaining the necessary consents).

EPC Rating - EPC rating C (74) with the potential to be a B (91). Valid until 23rd of September 2024.

Services - Mains water, electricity and drainage. Gas central heating.

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

Agents Note - Please note there is an annual service charge of this development. The service charge is for maintenance of communal areas and the gas tank.

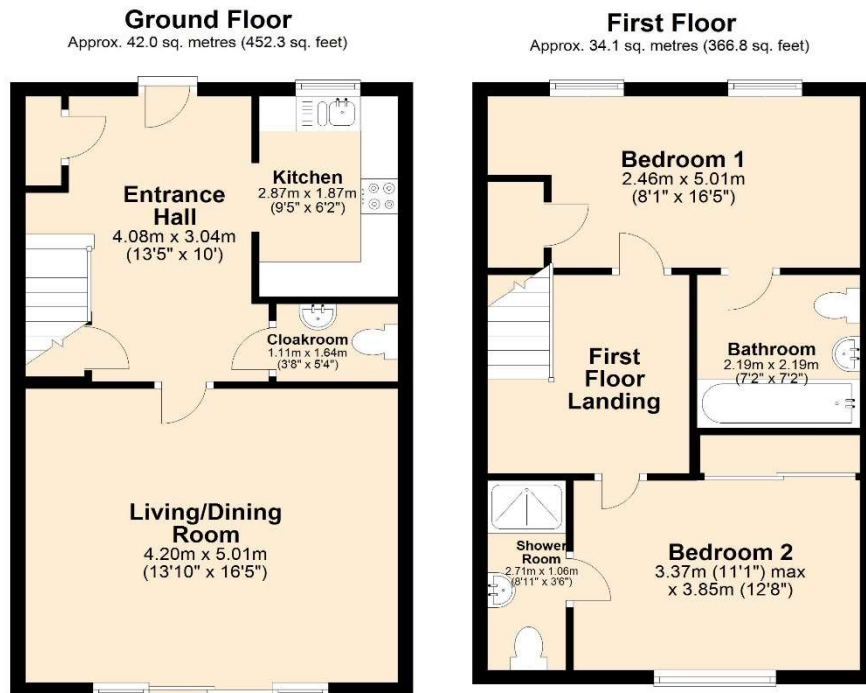


Have a property to sell or let?

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.

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.



Total area: approx. 76.1 sq. metres (819.2 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		91
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	