



Bond
Oxborough
Phillips

Changing Lifestyles

11 Kingdon Way
Holsworthy
Devon
EX22 6FN



Asking Price: £380,000

Freehold



Changing Lifestyles

01409 254 238



- 4 DOUBLE BEDROOMS
- DETACHED FAMILY HOME
- WELL PRESENTED ACCOMMODATION
- ENCLOSED GARDEN
- SINGLE GARAGE
- OFF ROAD PARKING FOR 2 VEHICLES
- SOUGHT AFTER RESIDENTIAL DEVELOPMENT
- WALKING DISTANCE TO TOWN CENTRE

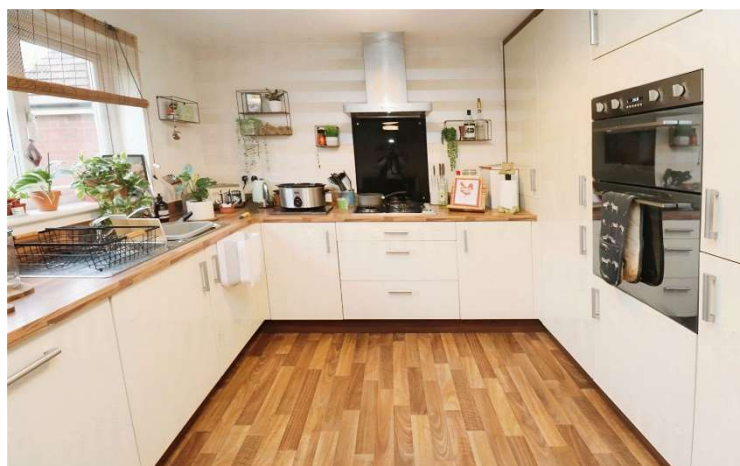
Situated in a prime location on the very edge of Holsworthy's most sought after Redrow residential development, being within walking distance to the town centre and its range of amenities. 11 Kingdon Way is a detached well-presented family home with 4 bedrooms (1 ensuite), single garage, off road parking for 2 vehicles and enclosed garden. EPC TBC.

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, and its excellent website www.rubycountry.com is well worth a visit.

Directions

From the centre of Holsworthy, proceed on the A3072 Bude Road, and on the edge of town opposite the 'BP' garage, turn right signed Bradworthy/Chilsworthy. Follow this road and at the mini roundabout at the top of the hill, turn right into Cliffton Heights. proceed into the development, turn right at the first set of cross roads to Kingdon Way and following the road around to the left the property will be found after a short distance on the left hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.





Entrance Hall - Stairs leading to first floor landing.

Living Room - 15'9" x 10'11" (4.8m x 3.33m)

Light and airy reception room with window to front elevation. Ample room for sitting room suite.

Kitchen/Dining Room - 17'5" x 10' (5.3m x 3.05m)

A modern fitted kitchen comprising matching wall and base mounted units with worktop over, incorporating a stainless steel 1 1/2 sink drainer unit with mixer tap and 4 ring gas hob with extractor over. Built in electric oven, fridge, freezer and dishwasher. Ample room for dining table and chairs. Window and double doors to rear, overlooking the garden.

Utility Room - 6'6" x 6'2" (1.98m x 1.88m)

Fitted with matching wall and base units with work surfaces over incorporating a stainless steel sink drainer unit with mixer tap. Space and plumbing for washing machine and tumble dryer. Door to rear garden.

Cloakroom - 6'2" x 3' (1.88m x 0.91m)

Fitted with a low flush WC and wall hung sink. Window to side elevation.

First Floor Landing - Access to airing cupboard housing hot water cylinder and loft space.

Bedroom 1 - 12'10" x 8'10" (3.9m x 2.7m)

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

Ensuite Shower Room - 5'9" x 5'6" (1.75m x 1.68m)

A fitted suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush WC. Window to front elevation.

Bedroom 2 - 12'3" x 9'5" (3.73m x 2.87m)

Double bedroom with window to front elevation.

Bedroom 3 - 12'10" x 8'10" (3.9m x 2.7m)

Double bedroom with window to rear elevation.

Bedroom 4 - 12'1" x 8'6" (3.68m x 2.6m)

Double bedroom with window to rear elevation.

Family Bathroom - 8'10" x 5'11" (2.7m x 1.8m)

A matching fitted suite comprising panel bath with shower attachment over, low flush WC, wall hung sink and heated towel rail. Window to rear elevation.

Outside - The property is approached via its own tarmacked drive providing off road parking for 1 vehicle and giving access to the garage, front entrance door and front garden which has been laid with stone chippings providing an additional parking space. The rear garden is principally laid to lawn and bordered by close panel wooden fencing and decorated with a variety of mature shrubs and flowers. Adjoining the rear of the property is a paved patio area providing the ideal spot for alfresco dining and entertaining.

Garage - 11'10" x 9'1" (3.6m x 2.77m)

Up and over vehicle entrance door. Light and power connected.

Store Room - 9'1" x 6'3" (2.77m x 1.9m)

Light and power connected.

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

EPC Rating - EPC rating TBC.

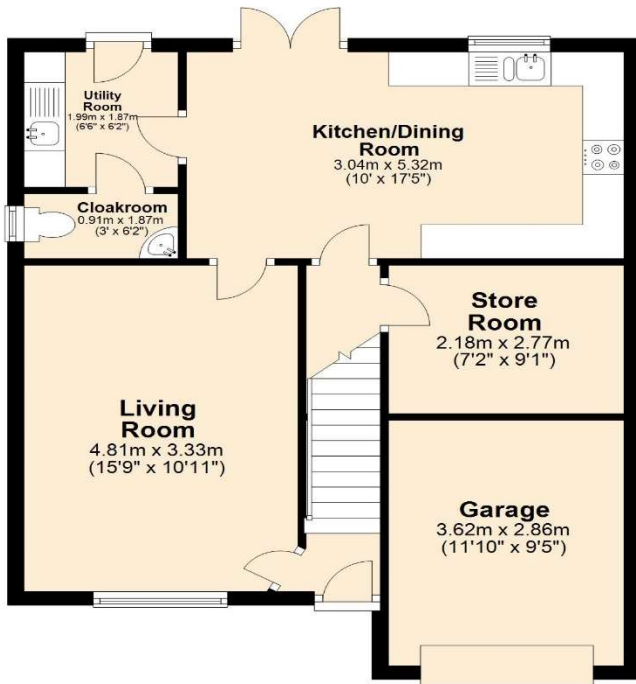
Council Tax Banding - Band 'D' (please note this council band may be subject to reassessment).

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.



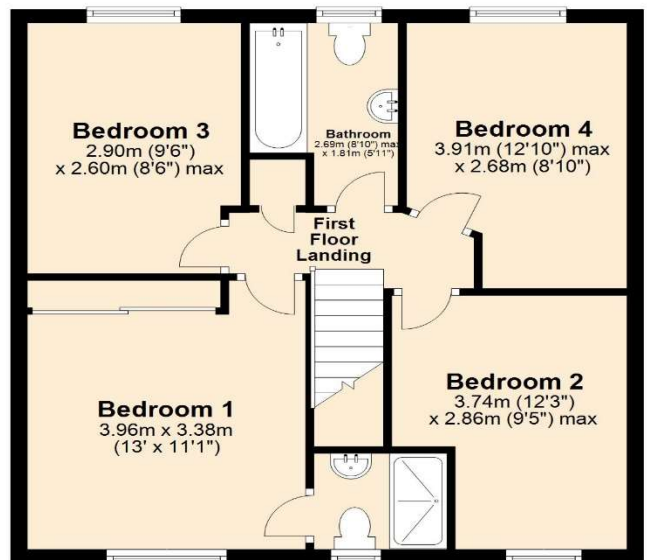
Ground Floor

Approx. 60.8 sq. metres (654.4 sq. feet)



First Floor

Approx. 54.4 sq. metres (585.0 sq. feet)



Total area: approx. 115.1 sq. metres (1239.4 sq. feet)

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



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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 to be purchased 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.

11 Kingdon Way, Holsworthy, Devon, EX22 6FN

Changing
Lifestyles

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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.

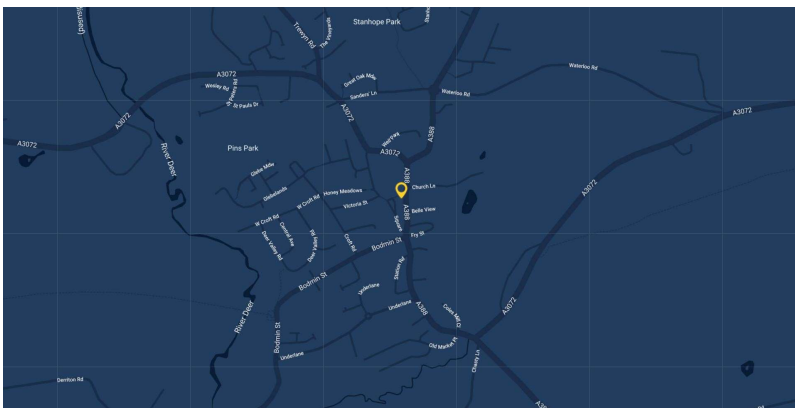
Please do not hesitate to
contact the team at the Bond
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For a free conveyancing quote
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We are here to help you find and buy your new home...



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