



Bond
Oxborough
Phillips

Changing Lifestyles

6 Old Market Place
Holsworthy
Devon
EX22 6FS



Asking Price: £225,000 Freehold



Changing Lifestyles

01409 254 238



- 2 DOUBLE BEDROOMS
- 2 ENSUITES
- MID TERRACED HOUSE
- ENCLOSED GARDEN
- OFF ROAD PARKING FOR 2 VEHICLES
- SOUGHT AFTER RESIDENTIAL DEVELOPMENT
- WALKING DISTANCE TO TOWN CENTRE
- IDEAL INVESTMENT OR FIRST TIME BUYER PURCHASE
- EPC: C

Situated within this highly sought after residential development, being a short walk from the centre of Holsworthy and its amenities. Number 6 Old Market Place is a well-presented, gas fired centrally heated, PVCu double glazed, mid terraced house with 2 off road parking spaces and enclosed rear garden. This property is well suited to those looking for an investment opportunity or first-time buyer purchase. 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.6 will be found on the right hand side with its number plaque clearly displayed.



Entrance Hall

Kitchen/Diner - 13'4" x 9'2" (4.06m x 2.8m)

A fitted kitchen comprising matching wall and base mounted unit with roll edge work tops over, incorporating a large stainless steel sink drainer unit with mixer taps, 4 ring gas hob and electric oven below with stainless steel extractor hood. Space for free standing fridge freezer and under counter washing machine. Double glazed patio doors and windows to rear overlooking the garden. Ample room for dining table and chairs.

Living Room - 16'2" x 9'2" (4.93m x 2.8m)

Light and airy reception room with window to front elevation. Ample room for sitting room suite. Stairs leading to first floor landing and access to useful under stairs storage cupboard.

Cloakroom - Fitted with a pedestal wash hand basin and low flush WC.

First Floor Landing - Access to loft.

Bedroom 1 - 13'4" x 9'1" (4.06m x 2.77m)

Double bedroom with window to front elevation.

Ensuite - A matching suite comprising panel bath with shower attachment over, pedestal wash hand basin and low level WC.

Bedroom 2 - 10'2" x 9'1" (3.1m x 2.77m)

Double bedroom with window to rear elevation.

Ensuite - A three piece suite comprising shower cubicle, pedestal wash hand basin and low level WC.

Outside - The property is approached via a paved path that leads to the front entrance door, the path is decorated with a variety of shrubs.

Adjoining the rear of the property is a paved patio area, gravelled area and useful storage shed. Steps lead to a lawned area which is bordered by close boarded wooden fencing. 2 off road parking space are allocated a few steps to the side of the property.

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

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

EPC Rating - EPC rating C (79) but could potentially be A (119).

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

FLOORPLAN (not to scale)



Have a property to sell or let?

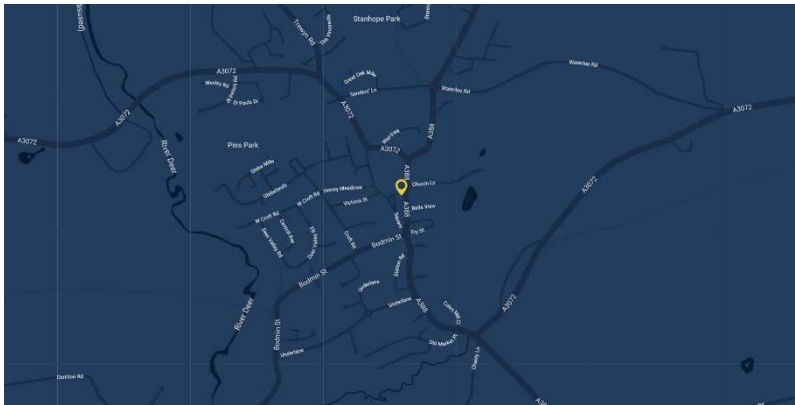
If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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...



Albion House
4 High Street
Holsworthy
Devon

EX22 6EL

Tel: 01409 254 238

Email: holsworthy@boproperty.com

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.