



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

43 Glebelands  
Holsworthy  
Devon  
EX22 6AG



**Asking Price: £235,000 Freehold**



Changing Lifestyles

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- 3 BEDROOMS
- 2 RECEPTION ROOMS
- MID TERRACED HOUSE
- 2 OFF ROAD PARKING SPACES
- LOW MAINTENANCE REAR GARDEN
- SOUGHT AFTER RESIDENTIAL AREA
- WALKING DISTANCE TO TOWN CENTRE
- IDEAL FIRST TIME BUYER PURCHASE OR INVESTMENT OPPORTUNITY
- EPC: TBC

**43 Glebelands is situated in a lovely sought after residential area being within walking distance to the popular market town of Holsworthy and its range of amenities. This well presented, 3 bedroom, 2 reception room, mid terraced property benefits from off road parking for 2 vehicles and enclosed low maintenance rear 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.

## Directions

From the centre of Holsworthy proceed along Fore Street and turn right into Bodmin Street. Continue along this road and take the next right hand turning into Croft Road. Proceed along Croft Road, almost as far as you can go, coming into Glebe Meadow and follow the road around to the left whereupon onto Glebelands where No.43 will be found on the right hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.



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

**Living Room** - 15'7" x 11'7" (4.75m x 3.53m)

Light and airy reception room with feature electric flame effect fire. Ample room for sitting room suite. Window to front elevation.

**Kitchen Dining Room** - 15'2" x 8'10" (4.62m x 2.7m)

A fitted kitchen with matching wall and base mounted units with roll edge work surfaces over, incorporating a composite sink drainer unit with mixer taps, built in electric oven, 4 ring hob and extractor over. Built in dishwasher and space for free standing fridge freezer. Ample room for dining table and chairs. Internal door and window leading to Sunroom. Access to useful under stairs cupboard.

**Sunroom** - 8'6" x 8'3" (2.6m x 2.51m)

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

**Utility Room** - 7'9" x 5'5" (2.36m x 1.65m)

Fitted with matching wall and base units with work surface over, incorporating a circular sink unit and mixer tap. Low flush WC. Space and plumbing for washing machine and tumble dryer. Window to rear elevation.

**First Floor Landing** - 8'1" x 6'2" (2.46m x 1.88m)

Access to useful airing cupboard and loft space.

**Bedroom 1** - 13'2" x 8'6" (4.01m x 2.6m)

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

**Bedroom 2** - 8'7" x 8'4" (2.62m x 2.54m)

Window to rear elevation.

**Bedroom 3** - 10'2" x 6'2" (3.1m x 1.88m)

Window to front elevation.

**Bathroom** - 6'1" x 5'5" (1.85m x 1.65m)

A fitted suite comprising panel bath with electric shower over, vanity unit with inset wash hand basin and concealed cistern WC. Window to rear elevation.

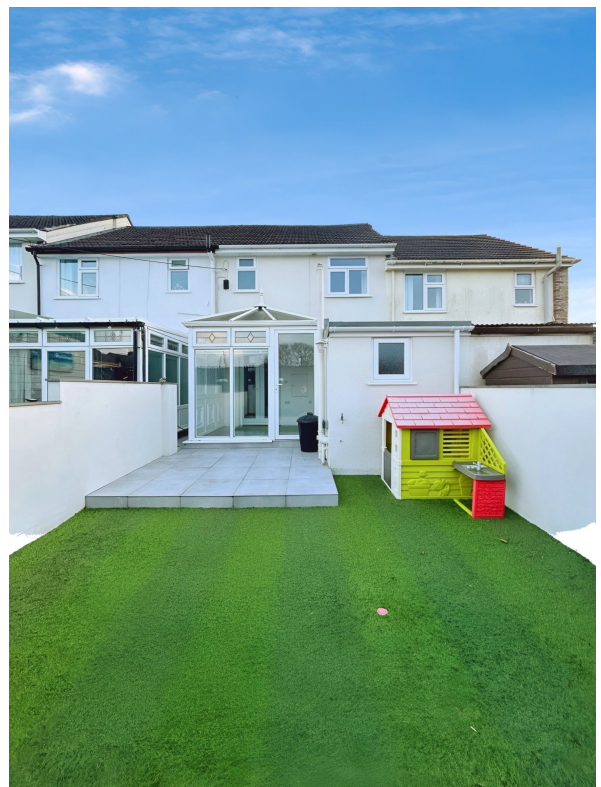
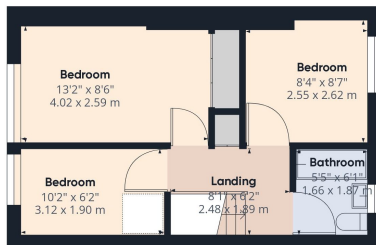
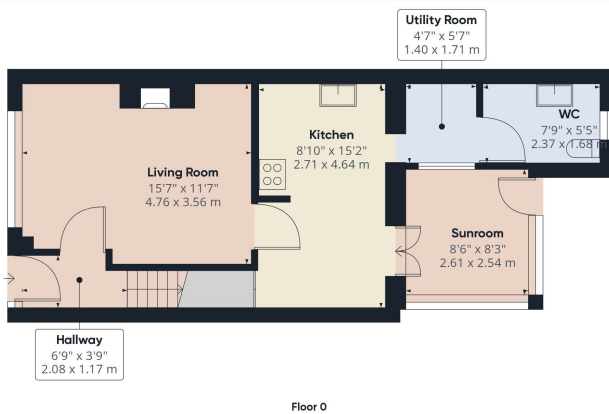
**Outside** - The property is approached via its own brick paved drive, giving access to the front entrance door and providing off road parking for 2 vehicles. The low maintenance rear garden is laid with artificial grass, with a patio area adjoining the rear of the property. The garden is bordered by a block wall and rear gate.

**EPC Rating** - EPC rating TBC.

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

**Services** - Mains water, electricity and drainage.





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.

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