



Bond
Oxborough
Phillips

Changing Lifestyles

Plot 2
Penhale Gardens
Holsworthy
Devon
EX22 6HE

Asking Price: £485,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Plot 2, Penhale Gardens, Holsworthy, Devon, EX22 6HE



- NEW BUILD
- MODERN DETACHED HOUSE
- SMALL, SELECT DEVELOPMENT
- 4 DOUBLE BEDROOMS
- 2 ENSUITES
- STUDY/BEDROOM 5
- UNDERFLOOR HEATING THROUGHOUT
- 6 YR PROFESSIONAL CERTIFICATE BUILD WARRANTY
- ENCLOSED GARDEN
- GARAGE AND UTILITY
- BRICK DRIVEWAY



An exciting opportunity to acquire this brand new detached residence located on this select development of 5 properties situated in the heart of this popular market town benefitting from a comprehensive range of local amenities. The accommodation offers modern open plan living on the ground floor with a downstairs WC, 5 Bedroom/Study and ensuite. The first floor comprises four double bedrooms with the master boasting an ensuite and dressing room and the second with an ensuite shower room. The residence benefits from off road parking for 3 vehicles, single garage, utility, enclosed rear garden, underfloor heating throughout powered by an air source heat pump and 6 Year professional certificate build warranty.



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com



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 on the A388 towards Bideford. Follow the road for a short distance reaching the mini roundabout, turn left and immediately left again into the development. Continue into the development and the property can be found at the bottom corner on the right hand side.



Internal Description

Plot 2 Specification

Kitchen/diner/lounge - Wren soft close kitchen with quality eye level "Bosch" oven and induction hob with extractor over. Space and plumbing for American fridge freezer. Breakfast bar. Corner larder cupboard and deep pan draws. Metal finish sockets. Under cabinet lighting. Downlights. Doors and colour to buyers requirements subject to and excess charge if applicable. Open plan Lounge diner with triple bi-fold door to large patio area.

Utility room - Space for condensing tumble drier and washing machine with worktop over, incorporating a sink drainer unit and cupboards.

WC - Vanity unit with modern square sink. Toilet. LVT flooring. Downlights.

Garage - Anthracite colour remote controlled electric door. 2 sockets. Consumer unit. Rear door.

Master bedroom - Walk in wardrobe with a hanging rail and shelf over. Ensuite with shower enclosure square shower head, vanity unit with square sink with and chrome electric towel rail. LVT flooring. Downlights.

Bedrooms 2,3 & 4 all fitted with built in wardrobes.

Bathrooms fitted with Porcelanosa tiles.

Office - High speed fibre point (FTTP). Bathroom Vanity unit with modern square sink, bath, shower enclosure with square shower head and chrome electric towel rail. LVT flooring. Downlights.

General - Under floor heating to both floors with digital App controlled thermostats to each zone. Air source heat pump. Light and socket in loft. Windows and doors anthracite wood effect uPVC outside and white inside. Under floor heating on both floors. LVT flooring to bathroom, ensuite and WC. £4,000 allowance for flooring on ground floor. Oak veneer doors with white walls. Brick road.

Outside - Charcoal brick front drive with parking for 3 cars. Front lawn turfed. Natural slate roof over white render, anthracite uPVC windows. Cedar highlights. Back level ready for turf. Outside taps to rear and front. Outside electrical socket to rear.



Total area: approx. 190.4 sq. metres (2049.2 sq. feet)

Boord Dabberough Phillips - Not to Scale
Plan produced using PlanUp.

Plot 2, Penhale Gardens, Holsworthy, Devon, EX22 6HE

Changing Lifestyles

We are here to help you find and buy your new home...

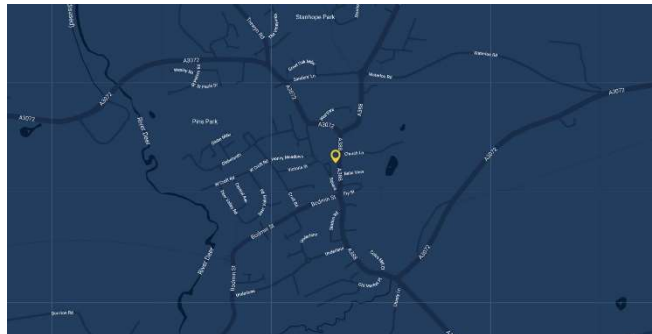
Have a property to sell or let?

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 Bond Oxborough
Phillips Sales & Lettings on

01409 254 238

for a free conveyancing quote and
mortgage advice.



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.

Albion House
4 High Street
Holsworthy
Devon
EX22 6EL

Tel: 01409 254 238

Email: holsworthy@boproperty.com



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com