



Bond
Oxborough
Phillips

Changing Lifestyles

13 Old Market Place
Holsworthy
Devon
EX22 6FS

Asking Price: £260,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

13 Old Market Place, Holsworthy, Devon, EX22 6FS



- SEMI DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- 3 BEDROOMS (1 ENSUITE)
- OFF ROAD PARKING FOR 2 VEHICLES
- GENEROUS GARDEN WITH COUNTRYSIDE VIEW
- SOUGHT AFTER RESIDENTIAL DEVELOPMENT
- WALKING DISTANCE TO TOWN CENTRE
- PVCU DOUBLE GLAZED & GAS CENTRALLY HEATED
- EPC: C

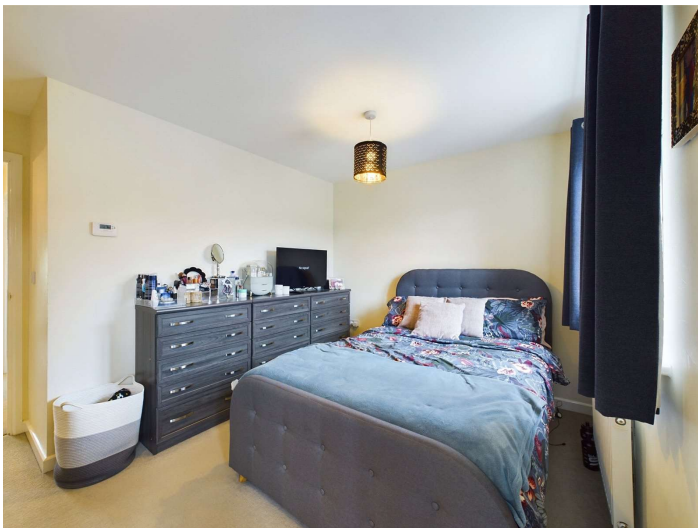


Situated within the sought after residential development of Old Market Place is an opportunity to acquire this well presented, 3 bedroom, semi-detached house with off road parking, front and rear garden with stunning countryside views. The residence benefits from PVCU double glazing, gas central heating and the remainder of its NHBC build warranty. This residence is well suited for first time buyers or investors. EPC C.



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 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.13 will be found on the left hand side with its number plaque clearly displayed.



Internal Description

Entrance Hall - Stairs leading to first floor landing.

Cloakroom - Fitted with a pedestal corner wash hand basin and low flush WC. Window to front elevation.

Living Room - Light and airy reception room with window to front elevation. Ample room for sitting room suite. Access to useful under stairs cupboard.

Kitchen/Diner - A modern fitted kitchen comprising matching wall and base mounted units with work surface over incorporating a stainless steel sink drainer unit with mixer tap. 4 ring gas hob with extractor and oven. Space for free standing fridge/freezer and washing machine. Ample room for dining table and chairs. Window and double glazed French patio doors to rear elevation leading to the garden with stunning countryside views beyond.

First Floor Landing

Bedroom 1 - Double bedroom with window to front elevation with views of the Viaduct. Access to useful storage cupboard.

Ensuite Shower Room - A fitted suite comprising shower cubicle with "Mira" electric shower over, pedestal wash hand basin and low flush WC. Window to front elevation.

Bedroom 2 - Double bedroom with window to rear elevation, enjoying far reaching countryside views.

Bedroom 3 - Window to rear elevation with stunning countryside views.

Family Bathroom - A three piece suite comprising panel bath, pedestal wash hand basin and low flush WC.

Outside - The property is approached via its own tarmacked drive providing tandem off road parking for 2 vehicles, with a gate that gives access to the enclosed and low maintenance rear garden. To the front of the residence is a small garden principally laid to lawn and bordered by mature hedges. A paved path leads to the front entrance door. Adjoining the rear of the residence is a paved patio are providing the ideal spot for alfresco dining whilst enjoying stunning views of the surrounding countryside. Steps lead to the lower part of the

garden which is laid with astroturf and bordered by close boarded wooden fencing providing a high degree of privacy.

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

EPC Rating - Current EPC rating C (77) with the potential to be B (91). Valid until September 2026.

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

Agents Note - Remainder of the NHBC warranty. Maintenance charges apply, price to be confirmed.



13 Old Market Place, Holsworthy, Devon, EX22 6FS



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C	77	
(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	

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.

13 Old Market Place, Holsworthy, Devon, EX22 6FS

Changing Lifestyles

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

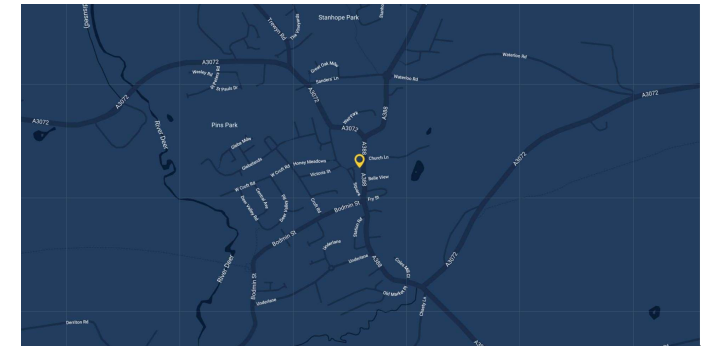
Have a property to sell or let?

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.



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com