

7 Bray Road  
Holsworthy  
Devon  
EX22 6FJ



**Asking Price: £320,000 Freehold**



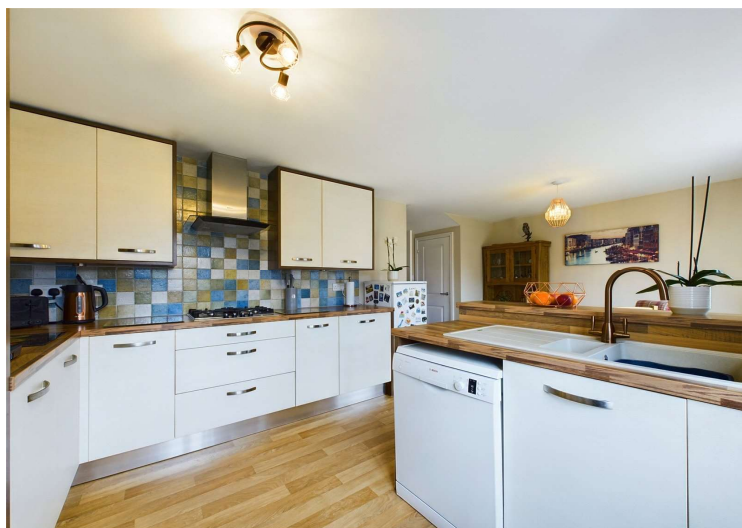
Changing Lifestyles

01409 254 238



- DETACHED HOUSE
- 3 BEDROOM (1 ENSUITE)
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING AND GARAGE
- SOUGHT AFTER DEVELOPMENT
- WALKING DISTANCE TO TOWN CENTRE
- DOUBLE GLAZED & GAS CENTRALLY HEATED

An exciting opportunity to acquire this well presented, 3 bedroom (1 ensuite), detached house with off road parking, garage and enclosed garden. The residence is situated within the highly sought after Redrow development on the edge of Holsworthy being within walking distance to a range of amenities. The property benefits from LPG gas central heating and double glazing throughout. EPC TBC.



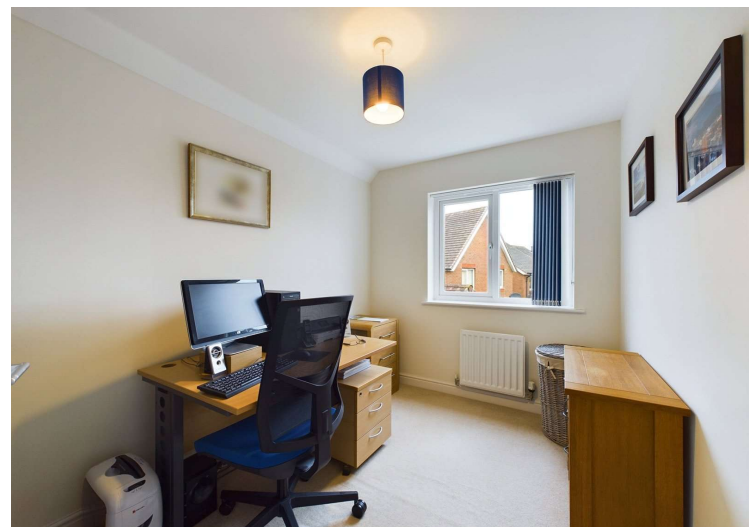
## Situation

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 on the A3072 Bude road and on the edge of Holsworthy, opposite the BP Garage, turn right signed Bradworthy/Chilsworthy. Follow this road and at the mini-roundabout turn right into Clifton Heights. Number 7 Bray Road will be found a short distance on the left hand side with its name plaque clearly displayed.





**Entrance Hall** - Stairs leading to first floor landing. Access to useful under stairs cupboard. Window to side elevation.

**Cloakroom** - Fitted with a wall hung wash hand basin and low flush WC. Window to front elevation.

**Living Room** - Light and airy reception room with bay window to front elevation. Ample room for sitting room suite.

**Kitchen/Diner** - A modern fitted kitchen comprising a range of wall and base mounted units with work surfaces over incorporating a composite 1 1/2 sink drainer unit with mixer taps. Integrated fridge and freezer, "Neff" 4 ring gas hob with matching extractor over and "Neff" oven and microwave. Space and plumbing for dishwasher. Window and double glazed French patio doors to rear elevation. Ample room for dining table and chairs. Useful laundry cupboard with space and plumbing for washing machine and tumble dryer.

**First Floor Landing** - Access to loft space and useful storage cupboard housing "Glow Worm" LPG gas boiler. Window to side elevation.

**Bedroom 1** - Double bedroom with built in wardrobes. Window to front elevation.

**Ensuite Shower Room** - A fitted suite comprising shower cubicle with mains fed shower over, wall hung wash hand basin and low flush WC. Heated towel rail. Window to side elevation.

**Bedroom 2** - Double bedroom with window to rear elevation.

**Bedroom 3/Office** - Window to rear elevation, overlooking the garden.

**Outside** - The property is approached via its own tarmacked drive which provides off road parking and gives access to the single garage. A side gate leads to

the enclosed rear garden. The front garden is planted with a variety of decorative plants and shrubs with a paved path that lead to the front entrance door. The rear garden is principally laid to lawn and bordered by close boarded wooden fencing. Adjoining the rear of the property is a paved patio area providing the ideal spot for alfresco dining and entertaining. The rear garden has been planted with a variety of mature flowers and shrubs.

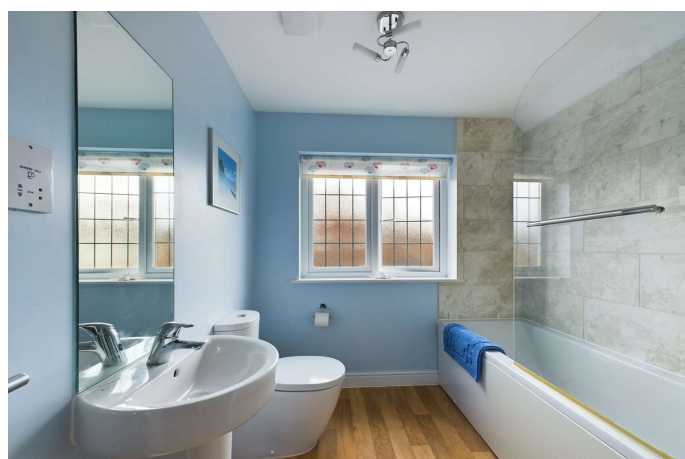
**Garage** - Manual up and over vehicle entrance door to front. Pedestrian door to side elevation. Power and light connected.

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

**EPC Rating** - EPC rating TCB.

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

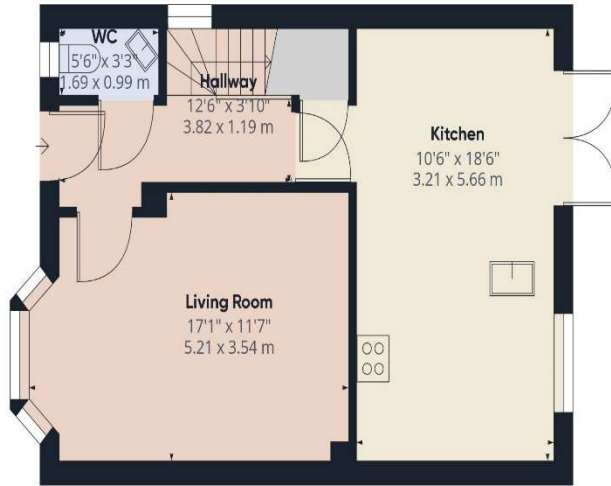
**Agents Note** - Please note there is an annual service charge of this development. The service charge is for maintenance of communal areas and the gas tank.



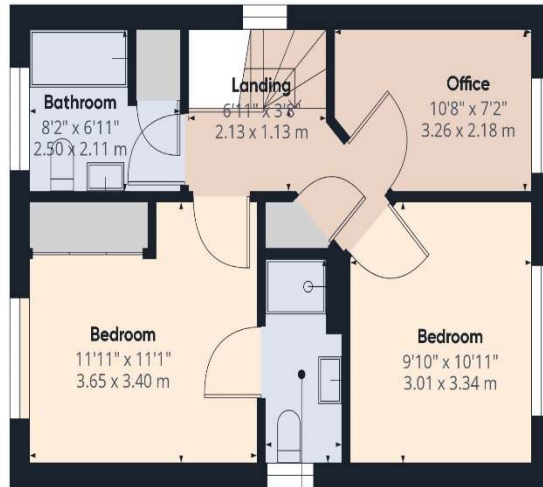


7 Bray Road, Holsworthy, Devon, EX22 6FJ





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
 953.51 ft<sup>2</sup>  
 88.58 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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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.

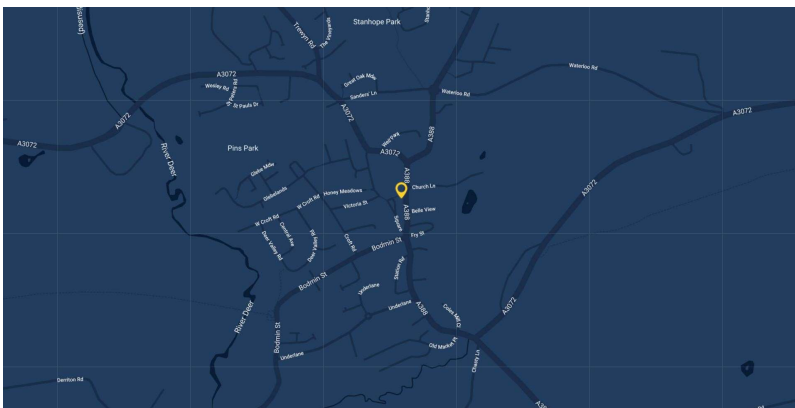
Please do not hesitate to  
contact the team at the Bond  
Oxborough Phillips Sales &  
Lettings on

**01409 254 238**

For a free conveyancing quote  
and mortgage advice.



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