



Bond
Oxborough
Phillips

Changing Lifestyles

18 Trewyn Park
Holsworthy
Devon
EX22 6LS

Asking Price: £435,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

18 Trewyn Park, Holsworthy, Devon, EX22 6LS



- DETACHED HOUSE
- 3/4 BEDROOMS (ONE EN-SUITE)
- BEAUTIFULLY PRESENTED
- SPACIOUS ACCOMMODATION
- AIR SOURCE HEAT PUMP & SOLAR PANELS PROVIDING INCOME
- FRONT & REAR GARDEN
- LARGE INTEGRAL GARAGE
- EXTENSIVE OFF ROAD PARKING AREA
- PRIME & CONVENIENT LOCATION
- SOUGHT AFTER TOWN EDGE DEVELOPMENT
- DEVELOPMENT POTENTIAL

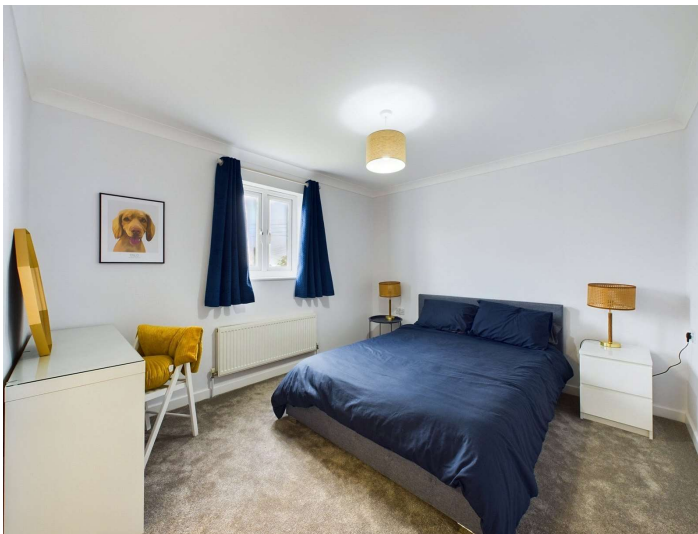


Situated within a prime and most convenient location on the highly sought after residential development of Trewyn Park, being within walking distance to the centre of the bustling market town of Holsworthy, is an exciting opportunity to acquire this well presented and spacious 3/4 bed detached house with generous front and rear garden, extensive off road parking area and large integral garage. This eco-friendly residence also benefits from having solar panels generating approx. £3000 income per year, air source heat pump and double glazing throughout with the added advantage of permitted development to convert the existing garage into further sleeping accommodation (1/0414/2022/CPL). Available with no onward chain! EPC C.



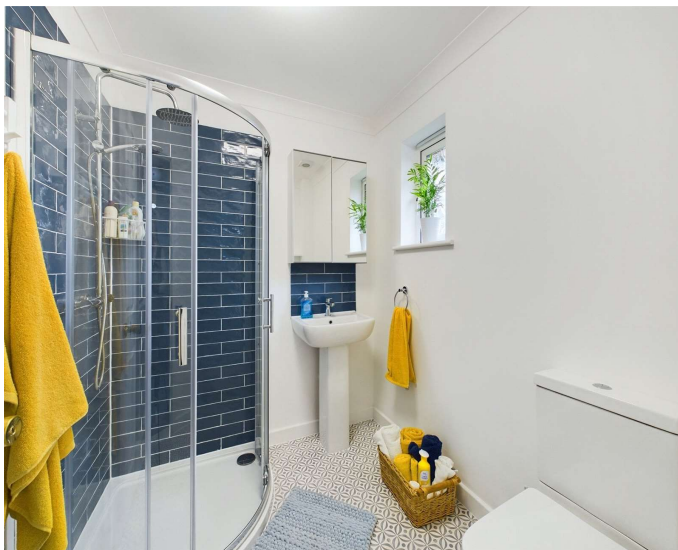
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Situation

This select residential development is conveniently situated on the edge of Holsworthy with its 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 town, Trewyn Park will be found on the right hand side. Proceed into the development and take the first right hand turning where upon the entrance to No.18 will be found on the left hand side via a shared drive with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.



Internal Description

Entrance Hall - 13' x 7'8" (3.96m x 2.34m)

Access to under stairs storage cupboard and cloakroom. Stairs leading to first floor landing.

Kitchen - 14'1" x 7'10" (4.3m x 2.4m)

A newly fitted kitchen comprising matching wall and base mounted units with quartz work surfaces over, incorporating an inset 1 1/2 sink unit with mixer tap over. Built in dishwasher and 5 ring electric cooker and extractor over. Space for free standing fridge/freezer. Space for small dining table and chairs. Window to rear elevation overlooking the garden.

Living/Dining Room - 18'6" x 11'10" (5.64m x 3.6m)

Spacious, light and airy reception room with window to front elevation and double-glazed French patio doors leading to the rear garden. Ample room for sitting room suite.

Bedroom 4/Separate Dining Room - 10'9" x 9'2" (3.28m x 2.8m)

Double bedroom with window to rear elevation overlooking the garden.

Cloakroom - 5'6" x 2'10" (1.68m x 0.86m)

Fitted with a vanity unit with inset wash hand basin and low flush WC.

Utility Room - 8'9" x 7'2" (2.67m x 2.18m)

Housing hot water cylinder, and fitted with matching wall and base mounted units with work surfaces over incorporating a stainless steel 1 1/2 sink drainer unit with mixer tap. Space and plumbing for washing machine and tumble dryer. Windows to side elevations and internal door to garage.

First Floor Landing - 9'11" x 7'6" (3.02m x 2.29m)

Window to front elevation. Access to useful airing cupboard and loft space.

Bedroom 1 - 15'8" x 10'6" (4.78m x 3.2m)

Spacious double bedroom with window to rear elevation.

Ensuite Shower Room - 6'8" x 6' (2.03m x 1.83m)

A fitted suite comprising corner shower cubicle with mains fed shower over, pedestal wash hand basin, low flush WC and heated towel rail. Window to rear elevation.

Bedroom 2 - 12'1" x 9'1" (3.68m x 2.77m)

Double bedroom with built in wardrobe. Window to rear elevation overlooking the garden.

Bedroom 3 - 11'11" x 7'6" (3.63m x 2.29m)

Double bedroom with window to front elevation.

Family Bathroom - 8'8" x 7'6" (2.64m x 2.29m)

A 3 piece suite comprising panel bath with mains fed shower over, vanity unit with inset wash hand basin, low flush WC and heated towel rail. Window to front elevation.

Outside - The property is approached via a shared drive that provides access to an extensive off road parking area for several vehicles and gives access to the single garage and front entrance door. Adjoining the front of the property is an area laid to lawn. Side gates to either side of the property leads to the rear garden which is principally laid to lawn with a couple of mature planted shrubs and trees including two apple trees. The rear garden is boarded by a mixture of brick walls and close boarded wooden fencing. Adjoining the rear of the residence is a paved patio area providing the ideal spot for alfresco dining and entertaining.

Garage - 20' x 10'5" (6.1m x 3.18m)

Manual up and over vehicle entrance door to front elevation and window to side elevation. Power and light connected. Permitted development granted to convert the garage into additional living/sleeping accommodation.

Services - Mains water, electricity and drainage. Air source heat pump and owned solar panels (providing some free hot water and generating approx. £3000 per year).

EPC Rating - EPC rating "C".

Internal Description

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

Agents Note - Permitted development has been granted to convert the current garage into further living/sleeping accommodation, planning reference: 1/0414/2022/CPL. It is also thought that planning permission would be granted to erect another double garage (subject to gaining the necessary planning consents).



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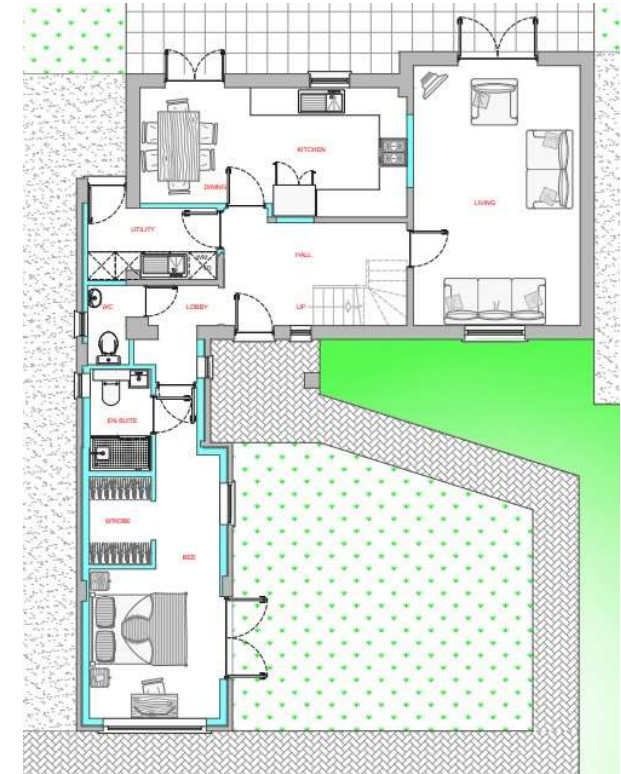
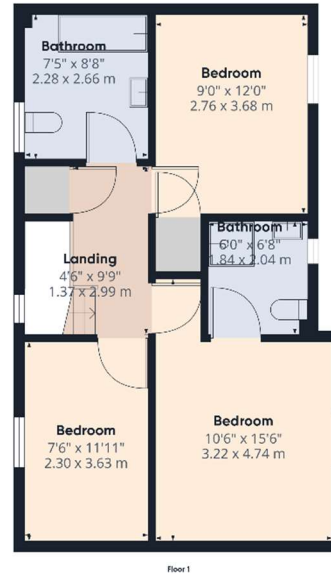


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Current floor plan & proposed floorplan



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.

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

Albion House
4 High Street
Holsworthy
Devon
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Tel: 01409 254 238

Email: holsworthy@boproperty.com

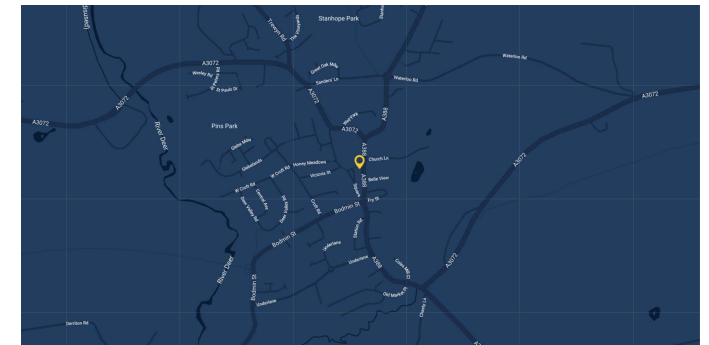
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Please do not hesitate to contact
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