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Phillips

Changing Lifestyles

32 Molesworth Way
Holsworthy
Devon
EX22 7FD



O.I.R.O: £350,000 Freehold



Changing Lifestyles

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- EXCITING OPPORTUNITY
- UNIQUELY DESIGNED DETACHED HOUSE
- 2 BEDROOMS
- SOUGHT AFTER RESIDENTIAL DEVELOPMENT FOR OVER 55'S
- WELL PRESENTED & SPACIOUS
- OFF ROAD PARKING
- SINGLE GARAGE
- SOUTH WEST FACING GARDEN
- EPC: C

An exciting opportunity to acquire this uniquely designed, well presented, 2 bedroom, detached house situated on this well regarded over 55's gated development of Rydon Village on the outskirts of the market town of Holsworthy. The residence offers well presented, spacious, light and airy accommodation throughout and benefits from off road parking, detached garage, and well tended front and rear gardens.

No.32 offers accommodation briefly comprising: Entrance Hall with Cloakroom, Kitchen, Living/Dining Room, Conservatory, First Floor Landing, 2 Double Bedrooms, and Bathroom.

THE DEVELOPMENT

Rydon Village is unlike any other village in the South West. Conceived by a local landowner in conjunction with a long established family owned building company, it aims to provide a quiet and peaceful sanctuary from which you can venture out to enjoy life and return to unwind and recharge your batteries. For this reason its' benefits are restricted to those over 55 and their partners. Maturity brings some privileges and Rydon Village is one of them. In keeping with their beautiful surroundings, the mellow elevations of the properties themselves bear more than a passing resemblance to New England style architecture, whilst the contemporary interiors have been created under the watchful eye of a highly regarded interior designer; attention to detail being the watch word. From the minute you enter the manicured grounds of Rydon Village to the moment you ease out through the electronic gates in your car, you will experience a sense of security. Whilst you are away, your property can be checked on a regular basis, lawns mowed and plants watered thereby

creating total peace of mind allowing you to Simply relax.

THE SITEPLAN

Rydon Village has been carefully landscaped and designed to take advantage of the beautiful, gently sloping fields it occupies, and the views across the valley of rolling pasture. The lake, and other green spaces, as well as the river, are important features, all creating a wonderful feeling of space - quite unlike any other development in the region.

RYDON CLUBHOUSE

In addition to the maintenance of the landscaped grounds, green space, conservation area, lake and wooded streamside walks, Rydon Clubhouse will enable you to enjoy an entire raft of additional benefits. Opportunities for relaxing with friends over refreshments in the resident's lounge, or on long summer evenings, on the charming veranda.

LOCATION

Rydon Village is set on the outskirts of the pretty Devonshire market town of Holsworthy. Nestling in a rural landscape of rolling green hills and wooded river valleys, this small exclusive development will provide a secure and quiet location within easy reach of the bustling market town and the spectacular Cornish coastline, which is only a short drive away. The historic town of Holsworthy hosts a weekly pannier market and also a thriving livestock market. Local produce, flowers, gifts and an excellent range of shops are complemented by a Waitrose supermarket. It is a friendly and welcoming town with traditional values, perhaps, a touch old fashioned, but none the worse for that. An 18 hole golf course, bowling, cricket and football clubs, are all close by, together with a leisure centre, ensuring all manner of sporting interests and activities are catered for. Opportunities for walking are many and varied with Dartmoor National Park to the South and coastal footpaths to the North. Rydon Village itself will offer access to the cycle path network which covers a large section of this part of the world. Fishing will also be available in the lake. The cities of Exeter and Plymouth and town of Newquay are all within easy reach by car or coach, and offer airports, mainline railway stations and motorway connections, together with a host of shopping and leisure facilities.

THE ACCOMMODATION COMPRISES (all measurements are approximate):-

ENTRANCE HALL Access to Cloakroom and useful understairs storage cupboard. Stairs leading to the First Floor.

CLOAKROOM Wall hung wash hand basin and low flush WC. Window to side.

KITCHEN 11'3" x 9'10" (3.43m x 3m) Range of base and wall units with worksurfaces over, incorporating 1 1/2 bowl stainless steel sink/drainage unit with mixer tap. "NEFF" 4 ring hob with extractor over. Integrated fridge, freezer, and washing machine. Dishwasher. Window to side.

LIVING/DINING ROOM 22' x 13'5" (6.7m x 4.1m) Dual aspect reception room with windows to side. Ample room for living room suite and dining table and chairs.

CONSERVATORY Electric underfloor heating. Sliding doors leading to the private, well tended rear garden.

FIRST FLOOR LANDING

BEDROOM 1 13' x 12' (3.96m x 3.66m) A spacious, light and airy double bedroom with PVCU double glazed double doors opening to the "**JULIET**" BALCONY. Window to side.

BEDROOM 2 15'4" x 8'10" (4.67m x 2.7m) Double bedroom with window to side.

BATHROOM Fully fitted suite comprising shower cubicle with mains fed shower over. Panelled bath. Low flush WC. Wall hung wash hand basin. Heated towel rail. Window to side.

OUTSIDE The property is approached via its own entrance drive which provides off road parking for 1 vehicle, and gives access to the:

DETACHED SINGLE GARAGE 18'8" x 10' (5.7m x 3.05m) Up and over manual vehicle entrance door. Light and power connected. Pedestrian door to side from the rear garden.

The well tended front garden is planted with a variety of mature shrubs with a paved path providing access to the

front entrance door. The rear garden is principally laid to lawn and bordered with an array of beautiful mature flowers and shrubs. Adjoining the rear of the property is a paved patio area providing the ideal spot for alfresco dining. The garden provides a high degree of privacy on the cul-de-sac and is bordered by closeboarded wooden fencing.

SERVICES Mains water, electricity, and drainage. Oil fired central heating.

COUNCIL BAND Band 'C' (please note this council band may be subject to reassessment).

EPC RATING Rating C.

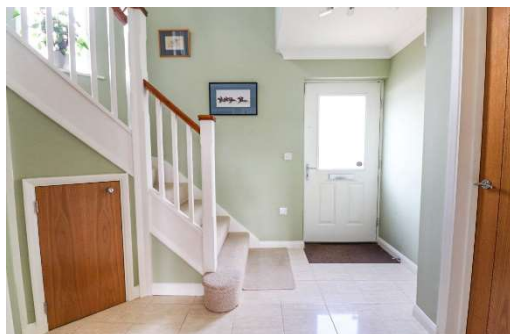
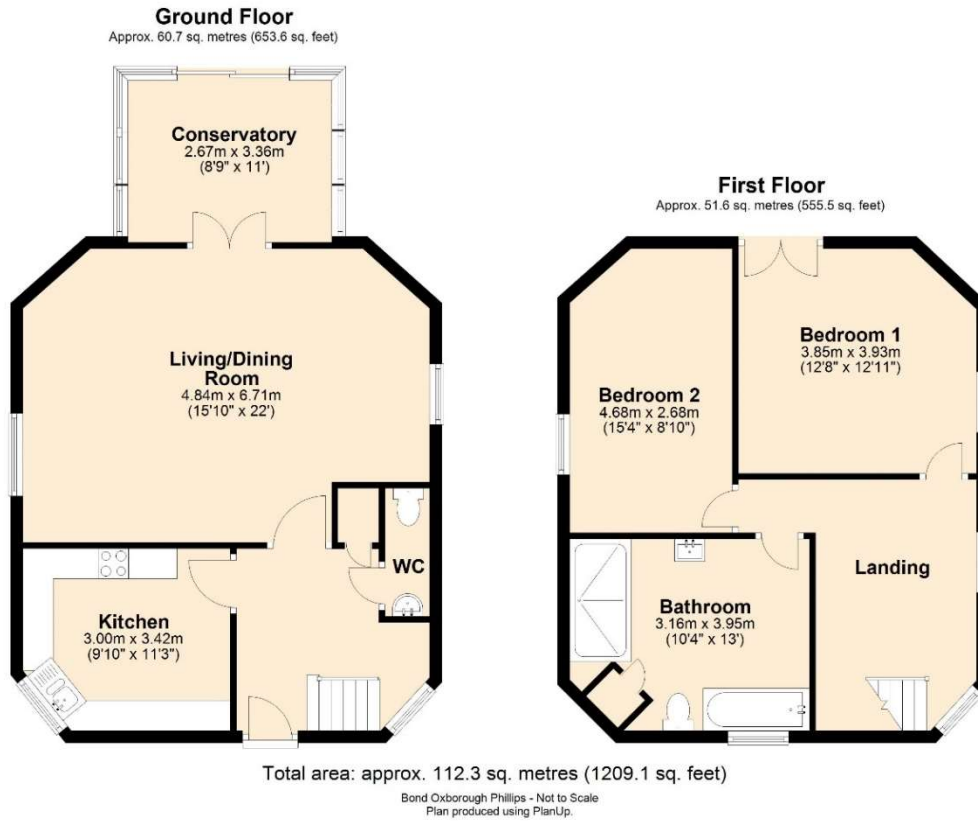
AGENTS NOTE Annual fees of approximately £94.00 are payable for the use of the Clubhouse, for maintenance of communal areas, lighting, and the gated entrance.



32 Molesworth Way, Holsworthy, Devon, EX22 7FD

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FLOORPLAN (not to scale)



Directions

From Holsworthy proceed on the A3072 Bude road, passing the Rydon Inn on the left, and the gated entrance to the development will be found a short way along on the left hand side. Proceed into the development and follow the road past the clubhouse where No.32 will be found a short distance on the right hand side with its number plaque clearly displayed.



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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