



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Court View  
Holsworthy  
Devon  
EX22 6JW

**Asking Price: £425,000**  
**Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

## Court View, Holsworthy, Devon, EX22 6JW

- DETACHED BUNGALOW
- 2 DOUBLE BEDROOMS (1 ENSUITE)
- LARGE OFF ROAD PARKING AREA
- GENEROUS GARDEN
- DETACHED DOUBLE GARAGE/WORKSHOP
- EDGE OF TOWN LOCATION
- GREAT LINKS TO THE A30 AND THE CORNISH COASTLINE
- EPC: E



**Situated on the outskirts of the bustling market town of Holsworthy is Court View. This spacious and well presented, 2 double bedroom, detached bungalow offers light and airy accommodation throughout. The property benefits from having a generous garden extending to approx. 0.41 of an acre, large off road parking area and detached double garage. Available with no onward chain. EPC E.**



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## Situation

The property is conveniently located approximately 2 miles from 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, and its excellent website [www.ridetherubycountry.co.uk](http://www.ridetherubycountry.co.uk) is well worth a visit.

## Directions

From the centre of Holsworthy proceed on the A3072 Hatherleigh road for 2 miles whereupon Court View will be found on your left hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.



# Internal Description

## **Entrance Porch** - 7'10" x 3'9" (2.4m x 1.14m)

Internal door leading to living room.

## **Living Room** - 18' x 13'8" (5.49m x 4.17m)

Spacious, light and airy reception room with windows to front and side elevations overlooking the garden. Feature fireplace housing wood burning stove with slate hearth, red brick surround and wooden mantle over. Ample room for sitting room suite.

## **Dining Room** - 11'9" x 10'1" (3.58m x 3.07m)

Ample room for dining table and chairs. Window to side elevation with lovely views of the garden.

## **Kitchen** - 17' x 10' (5.18m x 3.05m)

A fitted kitchen comprising a range of matching wall and base mounted units with roll edge work surfaces over, incorporating a ceramic 1 1/2 sink drainer unit with mixer taps. Space for AGA with extractor over, washing machine and free standing fridge/freezer. Cupboard housing Worcester boiler and storage. Window to side and rear elevations with views of the garden. Stable door leading to the secret garden.

## **Bedroom 1** - 13'9" x 10'5" (4.2m x 3.18m)

Generous double bedroom with window to front elevation.

## **Ensuite Shower Room** - 8'7" x 2'11" (2.62m x 0.9m)

A fitted suite comprising large shower cubicle, vanity unit with inset wash hand basin and close coupled WC.

## **Bedroom 2** - 11'11" x 10'2" (3.63m x 3.1m)

Double bedroom with window to side elevation.

## **Bathroom** - 12'9" x 7'9" (3.89m x 2.36m)

A matching suite comprising corner bath and separate large shower cubicle, vanity unit with inset wash hand basin and storage and close coupled WC. Access to storage cupboard. Window to rear elevation.

**Outside** - The property is approached via an entrance drive which provides off road parking for several vehicles and gives access to the detached double garage and front entrance door. The generous and private garden extending to approx. 0.41 of an acre is principally laid to lawn and bordered by mature hedges. Adjoining the rear of the property is the "secret garden" providing a high degree of privacy. The secret garden has a paved patio area that is decorated with a variety of flowers and shrubs with steps leading to an area laid to lawn and bordered by mature hedging.

## **Double Garage** - 25'4" x 19'11" (7.72m x 6.07m)

1 manual up and over door to front and pedestrian door to the side. Windows to rear and side elevation. Power and light connected.

**Services** - Mains water and electric. Private drainage. Newly installed oil fired central heating system.

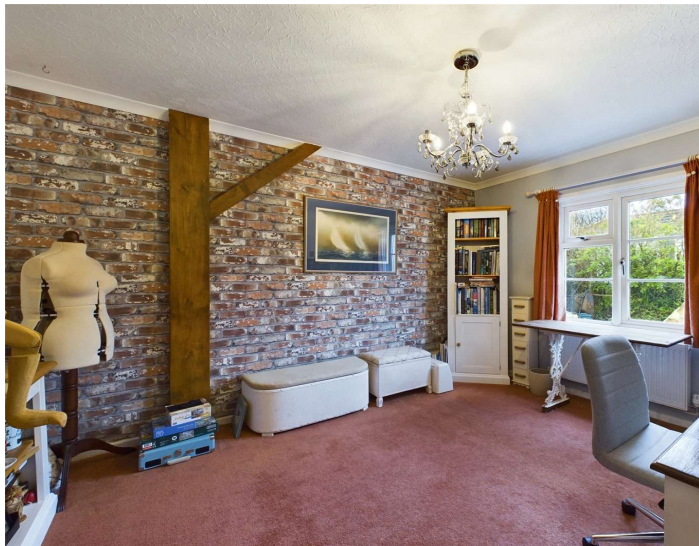
**EPC Rating** - EPC rating E (47) with the potential to be A (99).

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

**Agents Note** - The property has a large loft space which could potentially be converted subject to gaining the necessary consents.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>99</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>47</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Court View, Holsworthy, Devon, EX22 6JW

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

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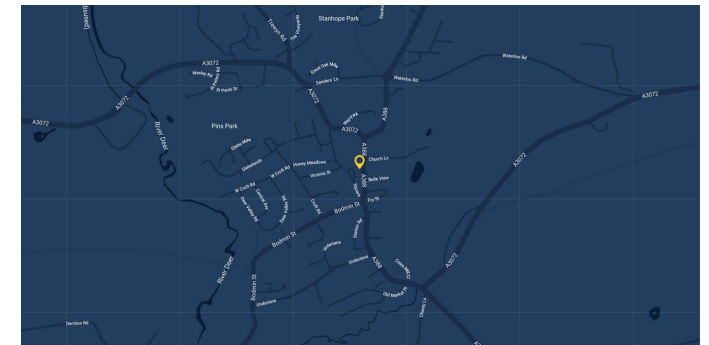
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for a free conveyancing quote and  
mortgage advice.



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