



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

51 Old Market Place  
Holsworthy  
Devon  
EX22 6FS

**Asking Price: £230,000**  
**Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

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



- SEMI-DETACHED HOUSE
- 2 DOUBLE BEDROOMS (2 EN-SUITE)
- OFF ROAD PARKING FOR 2 VEHICLES
- ENCLOSED REAR GARDEN
- WELL PRESENTED THROUGHOUT
- PVCU DOUBLE GLAZED & GAS CENTRALLY HEATED
- SOUGHT AFTER RESIDENTIAL DEVELOPMENT
- WALKING DISTANCE TO TOWN CENTRE
- EPC: C



**Situated within the highly sought after Cavanna residential development, is an opportunity to acquire 51 Old Market Place. This well presented 2 double bedroom, 2 ensuite, semi-detached house with tandem off road parking for 2 vehicles and enclosed rear garden. The residence benefits from double glazing throughout, gas central heating and being within walking distance to the town centre and its range of amenities. EPC C.**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.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.51 will be found on the left hand side with its number plaque and a Bond Oxborough Phillips "FOR SALE" board clearly displayed.



# Internal Description

**Entrance Hall** - Internal door leading to living room.

**Cloakroom** - Fitted with a low flush WC and pedestal wash hand basin.

**Living Room** - Spacious, light and airy reception room with window to front elevation. Access to useful under stairs storage cupboard. Stairs leading to first floor landing.

**Kitchen/Dining Room** - A modern fitted kitchen with a range of matching wall and base units with work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap. Built in oven with 4 ring gas hob and extractor over. Space for free standing fridge/freezer and plumbing for washing machine. Ample room for dining table and chairs. Window and double glazed French patio doors to rear elevation overlooking the rear garden.

**First Floor Landing** - Access to loft space and large storage cupboard.

**Bedroom 1** - Generous double bedroom with window to front elevation.

**Ensuite Bathroom** - A matching suite comprising panel bath with "Mira Sport" electric shower over, pedestal wash hand basin and low flush WC.

**Bedroom 2** - Double bedroom with window to rear elevation, overlooking the rear garden.

**Ensuite Shower Room** - A 3 piece suite comprising shower cubicle with "Mira Sport" electric shower over, pedestal wash hand basin and low flush WC.

**Outside** - The property is approached by its own tarmacked drive providing off road parking for 2 vehicles. To the front of the property is a small garden area which is planed with a low level hedge, with a paved path leading to the front entrance door. A wooden gate to the rear of the drive gives access to the rear garden. Adjoining the rear of the property is a paved patio area providing the ideal spot for alfresco dining and entertaining. Steps lead down to the lower part of the garden which is laid to lawn and bordered by close boarded wooden fencing. Useful wooden shed.

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

**EPC Rating** - EPC rating C (78) with potential to be an A (95). Valid until 30th of July 2027.

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

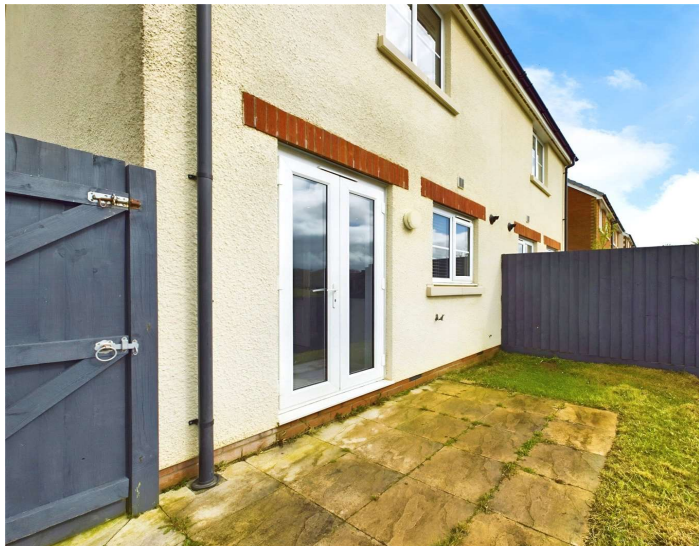
**Agents note** - Please note that an estate management fee is applicable on this development. Figure to be confirmed.

**Agents note** - The property will come with the remainder of the build warranty.





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

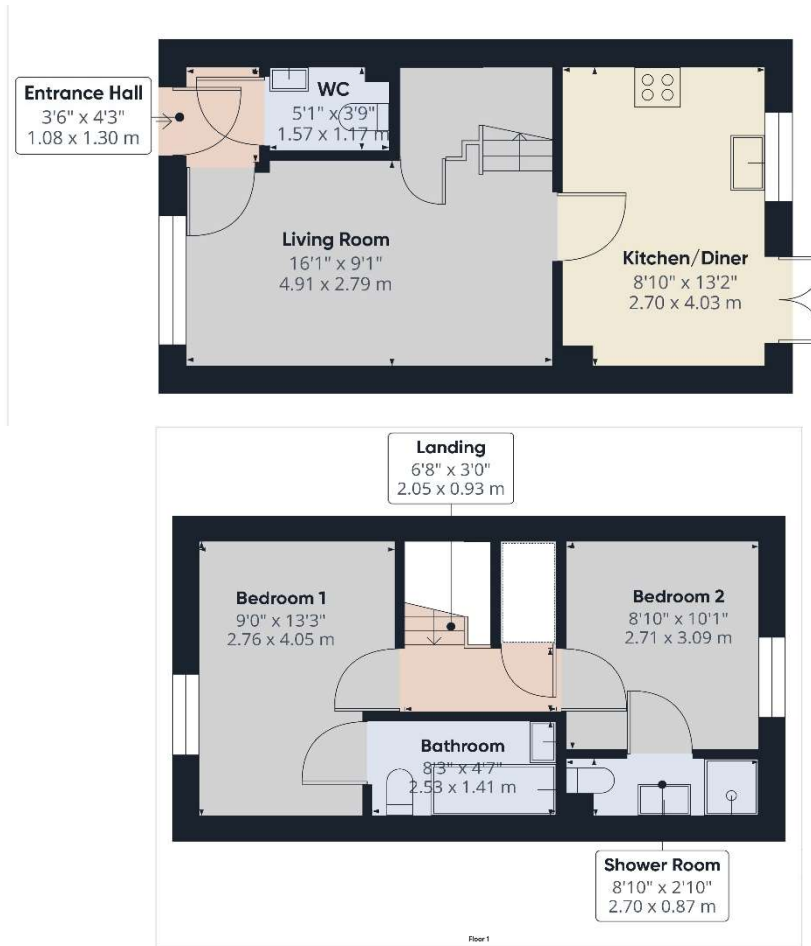


Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</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	

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.

Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

51 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](mailto:holsworthy@boproperty.com)

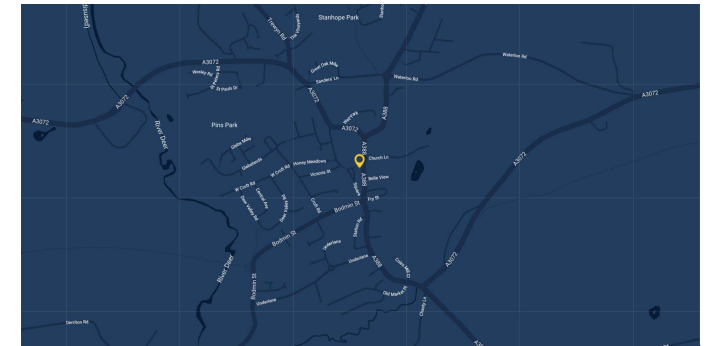
## Have a property to sell or let?

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](mailto:holsworthy@boproperty.com)