



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

3 Jubilee Court

Ashwater

EX21 5EY



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN OKEHAMPTON



**Guide Price - £200,000**



Changing Lifestyles

01837 500600

# 3 Jubilee Court, Ashwater, EX21 5EY.



A delightful two bedroom mid-terraced house positioned centrally within a charming Devonshire village, boasting an array of local amenities and the added benefit of no onward chain...

- Established Mid-Terraced Home
- Offering Two Bedrooms
- Large Kitchen/Dining Room
- Central Village Location
- Walking Distance to Village Shop & Pub
- Designated Parking Bay
- Enclosed Rear Garden with Views
- First Time Buyer/Investment Opportunity
- Electric Heating Throughout
- No Onward Chain
- Council Tax Band - B
- EPC - D



Are you looking to take your first steps on the housing ladder, or considering an investment opportunity? This terraced property could be just what you are looking for, boasting a selection of attractive features, all whilst being surrounded by unspoilt countryside...

Number 3 is nestled within the heart of the charming village of Ashwater. The house itself offers a perfect blend of comfort and convenience, this move in ready, two-bedroom mid-terraced home presents an ideal opportunity for those seeking their first property to call home after moving out the family home, or maybe expanding a rental portfolio.

As you approach, you are greeted by a generous frontage, the majority laid to lawn with the advantage of additional parking amenities if desired. The property has the benefit of a dedicated parking bay located to the end of the terrace.

Upon entry, you are welcomed into a large entrance hallway that gives access to the kitchen/dining room, living area as well as the first floor. The ground floor boasts a spacious kitchen diner, providing the ideal spot casual dining and entertaining. Adjacent, the living room offers a space to unwind and relax in the evenings, complete with natural light that filters through the windows overlooking your rear garden and local farmland. The ground floor also boasts a conservatory that gives you access to your outside space.

Ascending to the first floor, you will discover two generously proportioned bedrooms, each lending themselves to be a permanent bedroom or maybe an additional office space if needed. There is also a family bathroom which is practically tiled and provides an electric power shower over the bath, as well as an adjacent cloakroom providing separate toilet facilities.

Externally, to the rear you have a south east facing garden which offers a blank canvas for you to potentially make your own. The efficiently sized patio lends itself to a peaceful seating area, with the fence line bordering providing a secure boundary. Storage provisions can be found at the bottom of the garden, ideal for storing your trusted tools.



# Changing Lifestyles

Ashwater is a small friendly village centred around its traditional picturesque green which is bordered at one end by a popular local Inn and at the other by the historic Parish Church.

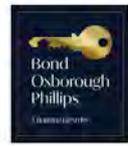
Amenities include a community Shop/Post Office, nearby Primary School and a most impressive/well supported modern Village Hall. The village is surrounded by rolling Devon farmland with the nearby bustling market town of Holsworthy which has a weekly Pannier Market, good range of national and local shops 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 16 miles, and Cornwall's Ancient Capital of Launceston and the A30 is some 9 miles. Roadford Lake Watersports Centre is about 5 miles.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0

**Approximate total area<sup>(1)</sup>**

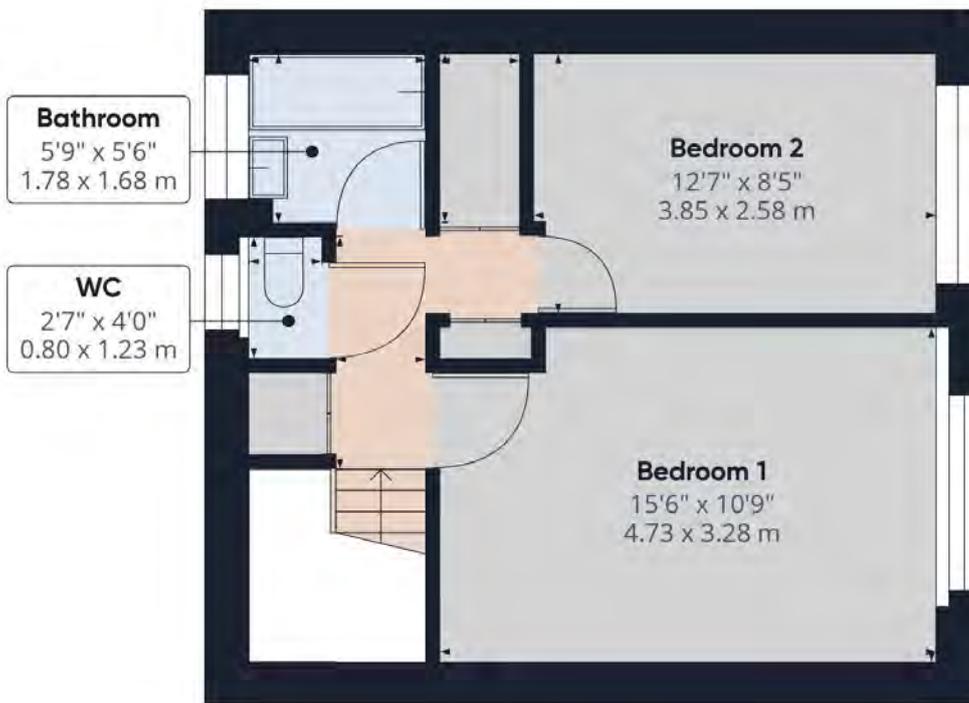
835.36 ft<sup>2</sup>

77.61 m<sup>2</sup>

**Reduced headroom**

15.89 ft<sup>2</sup>

1.48 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360

## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.