



Bond
Oxborough
Phillips

Changing Lifestyles

1 Hillview
Holsworthy
Devon
EX22 7HX

Asking Price: £260,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

1 Hillview, Holsworthy, Devon, EX22 7HX



- 3 BEDROOM
 - SEMI DETACHED
 - IN NEED OF MODERNISATION
 - EDGE OF TOWN LOCATION
 - SUPERB COUNTRYSIDE VIEWS
 - GARAGE
 - AMPLE OFF ROAD PARKING
 - NO ONWARD CHAIN
 - CONSERVATORY
- EPC - TBC



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Overview

Occupying an elevated position on the edge of the popular market Town of Holsworthy is this 3 bedroom semi detached residence, which boasts a large garden, off road parking and a garage, with stunning views over the surrounding countryside and the Town beyond. The property would benefit from some modernisation throughout and is available with no onward chain.

Location

Great setting being very convenient for the bustling market town of Holsworthy just over a mile away with its weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket located nearby. 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 about 8 miles with a diverse range of shops including art galleries, clothing, boutiques, service stores, delicatessen, convenience stores, newsagents together with a Sainsbury's, and within a few minutes drive a Morrisons. There are a whole range of recreational facilities including tennis, squash, golfing, indoor swimming and expanses of golden sandy beaches.

Conservatory - 8'7" x 8'2" (2.62m x 2.5m)

A fully glazed room overlooking the front gardens.

Inner Hall

Kitchen/ Diner - 14' x 11'4" (4.27m x 3.45m)

A spacious double aspect room with windows to front and side elevations. A fitted kitchen comprises a range of base and wall mounted units with work surfaces over incorporating a 1 1/2 sink drainer unit. Space for cooker. Feature fireplace housing an electric fire. Ample space for a breakfast table and chairs.

Utility Room - 7'6" x 5'1" (2.29m x 1.55m)

Base mounted units with work surfaces over. Space for tall fridge/ freezer. plumbing and recess for washing machine. Window to rear and door to side elevation.

Living Room - 15'3" x 10'5" (4.65m x 3.18m)

A comfortable dual aspect room with windows to front and rear elevations.

First Floor

Bedroom 1 - 10'7" x 9'3" (3.23m x 2.82m)

A double bedroom with window to front elevation enjoying superb countryside views.

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Bedroom 2 - 11'5" x 8'1" (3.48m x 2.46m)

Window to front elevation.

Bedroom 3 - 7'4" x 5'8" (2.24m x 1.73m)

Window to rear elevation affording stunning views over the surrounding farmland.

Bathroom - 9'4" x 8'2" (2.84m x 2.5m)

A fitted suite comprises an enclosed panelled bath, close coupled WC and wash hand basin. Window to side elevation.

Outside - The property is approached via an entrance driveway, leading a detached single garage, with an up and over vehicle entrance door. The front garden is principally laid to lawn with a Devon Bank bordering. The rear garden has a detached workshop with power and light connected. A gently sloping lawn with a mixture of mature planting shrubs and borders. Lovely views over the adjoining farmland. Timber garden shed and greenhouse.

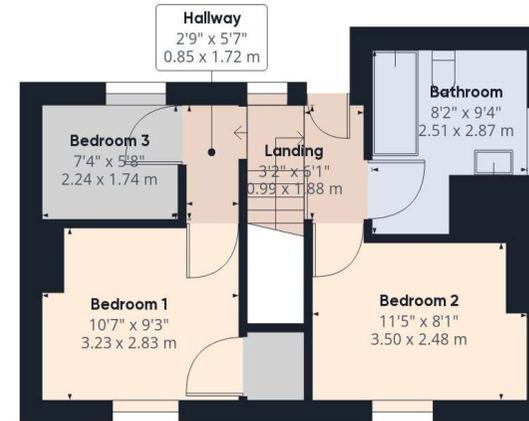
Council Tax Band - C

Directions

From Holsworthy proceed towards Bude on the A3072 for 1.3 miles, and the property will be found on the right hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

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Floorplan



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