

Tara
Highbury
Whitstone
Holsworthy
Cornwall
EX22 6UF

Asking Price: £260,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

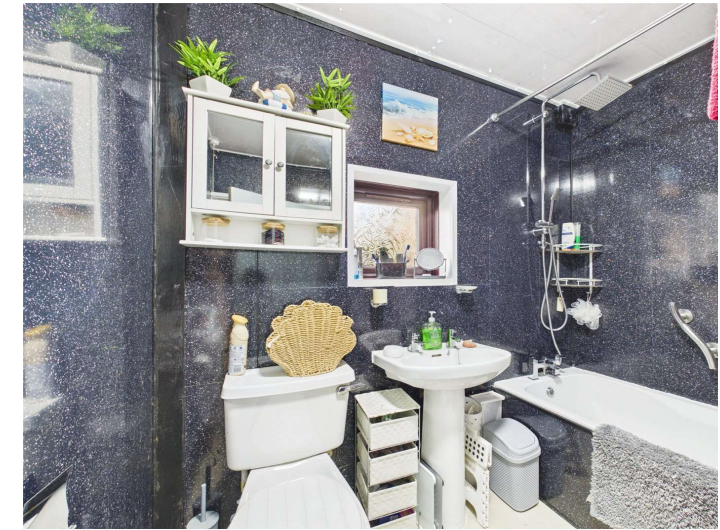
Tara, Whitstone, Whitstone, Holsworthy, Cornwall, EX22 6UF



- SEMI DETACHED BUNGALOW
 - 2 BEDROOMS
 - 2 RECEPTION ROOMS
 - GENEROUS GARDEN
- STUNNING COUNTRYSIDE VIEWS
 - OFF ROAD PARKING
- SOUGHT AFTER VILLAGE LOCATION
- GREAT LINKS TO BUDE, HOLSWORTHY & LAUNCESTON



The property is situated on the outskirts of the village which supports a post office/stores, primary school and places of worship. Whitstone itself lies close to the Devon/Cornwall border surrounded by unspoilt countryside and conveniently situated for the neighbouring towns of Holsworthy, Bude and Launceston all some 9/10 miles distant. Holsworthy is popular for its weekly market and range of traditional market town amenities including popular golf course, bowling green, swimming pool etc. Bude is renowned for its safe sandy surfing beaches and breathtaking coastline, whilst Launceston Cornwall's ancient capital has the benefit of the A30 dual carriageway providing a speedy link to the M5 motorway network and beyond.



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Bond Oxborough Phillips are delighted to present this charming semi-detached two-bedroom bungalow, enviably positioned on the outskirts of the highly sought-after village of Whitstone.

Enjoying a peaceful rural setting, this attractive home boasts truly breathtaking far-reaching countryside views, extending towards the stunning North Cornish coastline. Offering a wonderful balance of tranquillity and convenience, the property is ideally suited to those seeking a quieter lifestyle in a picturesque location.

Internally, the accommodation is both well-presented and thoughtfully arranged. The spacious living room is flooded with natural light through large windows that perfectly frame the surrounding scenery, creating a bright and inviting atmosphere. The open-plan kitchen/dining area provides an excellent sociable space, ideal for both everyday living and entertaining guests.

The property further benefits from two generously sized double bedrooms, with the principal bedroom enjoying the added advantage of an adjoining store room/dressing area. Completing the accommodation is a well-appointed family bathroom comprising a panel-enclosed bath with shower over, low-level WC, and pedestal wash hand basin.

Externally, the property occupies a generous plot with an enclosed rear garden mainly laid to lawn. A patio area directly accessed from the property offers the perfect setting for al fresco dining and seamlessly blends indoor and outdoor living. To the front, there is off-road parking for multiple vehicles.

This delightful bungalow enjoys a superb position with outstanding surrounding views and early viewing is highly recommended to fully appreciate all that it has to offer. Please note there is a shared access driveway approaching the property.

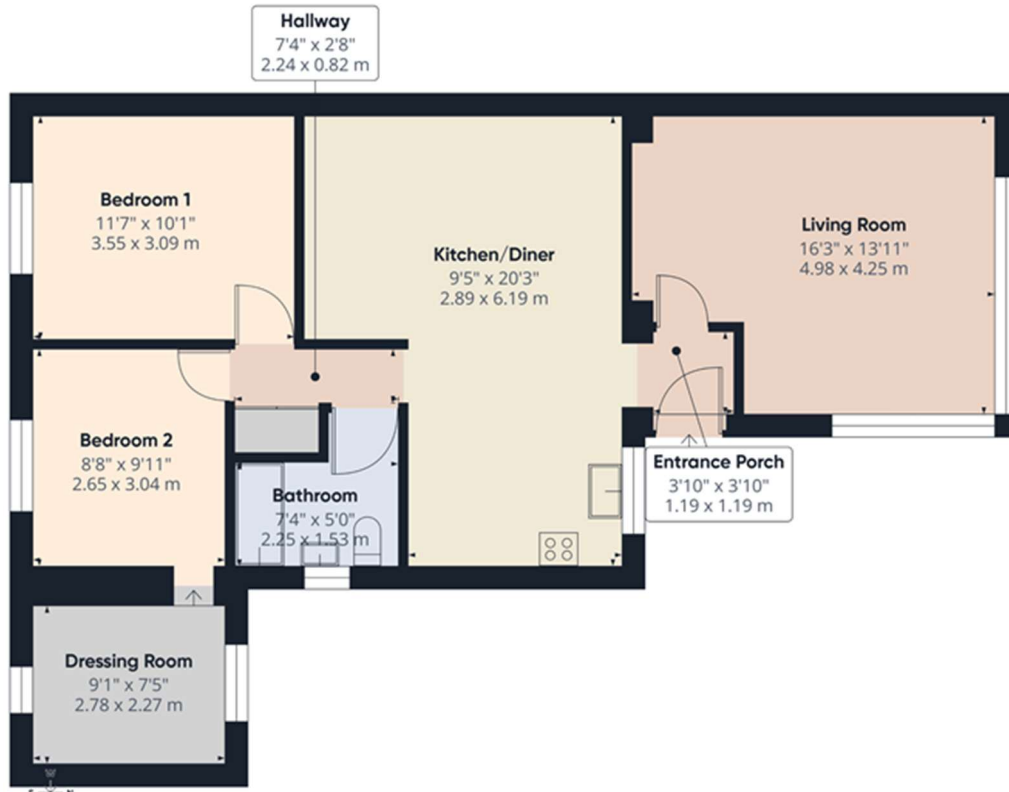


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Agent Notes - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Services - Mains water and electricity. Gas central heating via Flo Gas tank. Shared private drainage.

EPC Rating - EPC rating E (49) with the potential to be A (93). Valid until August 2034.

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

Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford and take the next right hand turning onto the A3072 towards Holsworthy. Proceed for approximately 3 miles and turn right at Red Post onto the B3254 signposted Launceston. Proceed for approximately 5 miles towards the village of Whitstone, on the brow of the hill before the Tamar Milling, take the right hand turn. Continue on this road for approx. 0.2 miles and the shared drive to Tara will then be found on the right hand side.

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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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.

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