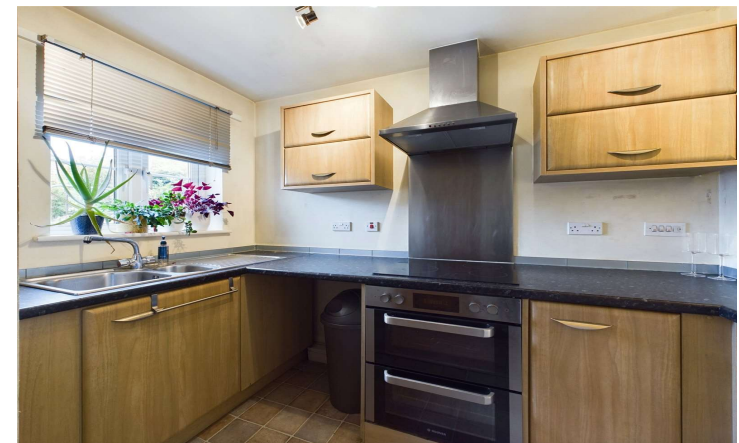


16 Station Close
Holsworthy
Devon
EX22 6DE

Asking Price: £200,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

16 Station Close, Holsworthy, Devon, EX22 6DE



- MODERN MID-TERRACED HOUSE
- 2 BEDROOMS
- ENCLOSED & PRIVATE REAR GARDEN
- ALLOCATED PARKING SPACE
- NICE POSITION ON SOUGHT AFTER CUL-DE-SAC
- PERFECT INVESTMENT/FIRST TIME BUYER PURCHASE
- WALKING DISTANCE TO AMENITIES
- AVAILABLE WITH NO ONWARD CHAIN



For anyone seeking a first time buyer residence or investment opportunity, look to further, 16 station close is here! An exciting opportunity to acquire this well presented, 2 bedroom, mid terraced house with rear garden and allocated parking space. The property is situated within in a short walking distance to the centre of the bustling market town of Holsworthy, with its good range of amenities, but also has great links to the North Cornish with its sandy beaches and the ancient town of Launceston/A30. EPC D. Available with no onward chain.



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Entrance Hall - 9'5" x 3'3" (2.87m x 1m)

Stairs leading to first floor landing.

Kitchen - 9'8" x 4'8" (2.95m x 1.42m)

A fitted kitchen comprising a range of matching wall and base mounted units with work surfaces over, incorporating a stainless steel 1 1/2 sink drainer unit with mixer tap over. Built in "Hoover" electric oven and "Belling" 4 ring hob and extractor. Space for free standing fridge/freezer and plumbing for washing machine. Window to front elevation overlooking the green space and adjoining park area.

Living/Dining Room - 13'8" x 11'11" (4.17m x 3.63m)

A light and airy reception room with sliding patio doors to rear elevation, leading to the enclosed and private rear garden. Feature wall mounted electric fire heater. Access to under stairs storage cupboard. Ample room for sitting room suite and dining table and chairs.

Cloakroom - 6'3" x 3'4" (1.9m x 1.02m)

Fitted with a low flush close coupled WC and pedestal wash hand basin. Frosted window to front elevation.

First Floor Landing - 8'1" x 3'3" (2.46m x 1m)

Access to useful built-in storage cupboard with shelves and loft hatch.

Bedroom 1 - 11'10" x 8'10" (3.6m x 2.7m)

Double bedroom with window to front elevation, enjoying views of green space and the adjoining park area. Access to airing cupboard housing hot water cylinder with useful shelving above.

Bedroom 2 - 11'9" x 5'11" (3.58m x 1.8m)

Window to rear elevation, overlooking the garden.

Bathroom - 6'5" x 5'2" (1.96m x 1.57m)

A fitted suite comprising panel bath with electric "Mira Sport" shower attachment over, low flush close coupled WC and pedestal wash hand basin with mirror over.

Outside - From the allocated parking space the property is approached via a tarmac path which gives access to the front entrance door. The front garden is laid to lawn. Adjoining the rear of the residence, is a paved patio area, providing the ideal spot for alfresco dining and entertaining. The rest of the garden is principally laid to lawn and bordered by close boarded wooden fencing providing a high degree of privacy. The rear garden can be accessed via a rear pedestrian gate.

Services - Mains water, electricity, and drainage.

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

EPC Rating - Current EPC Rating D (60) with the potential to be A (95). Valid until July 2034.

Tenure - Freehold

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Situation

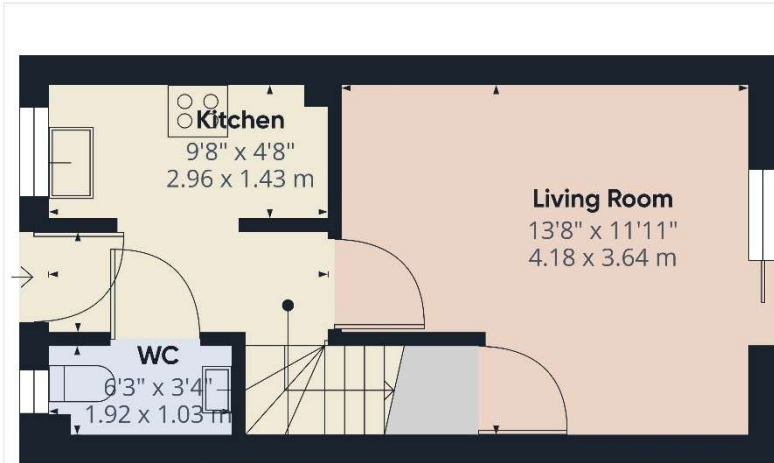
The bustling market town of Holsworthy has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course etc. Bude 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 our office proceed along Fore Street and proceed down the hill taking next the right hand turn onto Underlane (towards Waitrose). Upon reaching the mini-roundabout turn right and then immediately left into the cul-de-sac signposted Station Close. After entering the cul-de-sac, the allocated parking space for 16 Station Close will be found to the right hand side. A path will lead you to the front entrance door with a Bond Oxborough Phillips 'For Sale' board will be clearly displayed.

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Hallway
9'5" x 3'3"
2.88 x 1.01 m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.

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.