



Bond
Oxborough
Phillips
Changing Lifestyles

Shandyland
7 Central Avenue
Holsworthy
Devon
EX22 6DB

Guide Price: £300,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Shandyland, 7 Central Avenue, Holsworthy, Devon, EX22 6DB



- DETACHED
- SPLIT LEVEL BUNGALOW
- OFF ROAD PARKING
- SINGLE GARAGE
- FRONT AND REAR GARDEN
- WALKING DISTANCE TO TOWN CENTRE
- SOUGHT AFTER LOCATION
- NO ONWARD CHAIN



An opportunity to acquire this 3 bed, detached bungalow situated within a sought after residential development on the edge of the bustling market town of Holsworthy. The bungalow is in need of modernisation throughout but provides spacious and versatile accommodation throughout. The bungalow also benefits from off road parking, single garage along with front and rear garden. Available with no onward chain. EPC D.



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Directions

From our office proceed along Fore Street and turn right into Bodmin Street, and then take the first right into Croft Road. Proceed along Croft Road for approximately 250 yards and then turn left into Westcroft Road. Take the second turning on the left into Central Avenue whereupon number 7 will be found towards the end of the close on the left hand side with a Bond Oxborough Phillips 'For Sale' board clearly displayed.

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.



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Internal Description

Entrance Porch - 3' x 4'6" (0.91m x 1.37m)

Window and external door to front elevation. Internal window and door to Inner hall.

Inner Hall - 8' x 5'9" (2.44m x 1.75m)

Provides access to a useful storage cupboard housing hot water cylinder. Ample room to store shoes and coats.

Kitchen/Diner - 16' x 14'3" (4.88m x 4.34m)

Kitchen area: Fitted with a range of matching wall and base mounted units with work surfaces over, incorporating a stainless steel double drainer unit with mixer tap. Built in oven and grill, 4 ring hob and extractor. Space for fridge/freezer, washing machine and tumble dryer. External window to side elevation, internal window and door to conservatory.

Dining area: Ample room for dining table and chairs.

Living Room - 18' x 12'10" (5.49m x 3.9m)

Spacious, light and airy reception room with windows to side and front elevations, enjoying lovely views of the town and surrounding countryside beyond. Feature fireplace with woodburning stove, with slate hearth, wooden mantle and stone surround.

Conservatory - 13'2" x 6' (4.01m x 1.83m)

Space for a small sitting room suite. Window to side and rear elevations, enjoying views of the wrap around garden. Door to rear.

Bedroom 1 - 13' x 11' (3.96m x 3.35m)

Double bedroom with window to rear elevation, overlooking the garden.

Ensuite Cloakroom - 4' x 3'10" (1.22m x 1.17m)

Fitted with a matching blue close coupled WC and pedestal wash hand basin.

Bedroom 2 - 11' x 9'8" (3.35m x 2.95m)

Double bedroom with window to front elevation.

Bedroom 3 - 11' x 7'1" (3.35m x 2.16m)

Generous single bedroom with window to rear elevation, overlooking the garden. Loft hatch.

Bathroom - 7' x 5'7" (2.13m x 1.7m)

A fitted suite comprising corner shower cubicle, low flush WC, pedestal wash hand basin and heated towel rail. Frosted window to front elevation.

Outside - The property is approached via its own drive providing off road parking for 2 vehicles and gives access to the single garage. A path from the

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drive leads to the front entrance door and a side gate which leads to the rear garden. The front garden is principally laid to lawn and decorated with a range of shrubs. The rear garden is also laid to lawn and decorated with a range of flowers and shrubs.

Garage - Up and over manual vehicle entrance door to front. Window to side elevation.

EPC Rating - EPC rating D (64) with the potential to be a C (79).

Services - Mains water, electricity and drainage. LPG gas boiler for central heating. Owned solar panels.

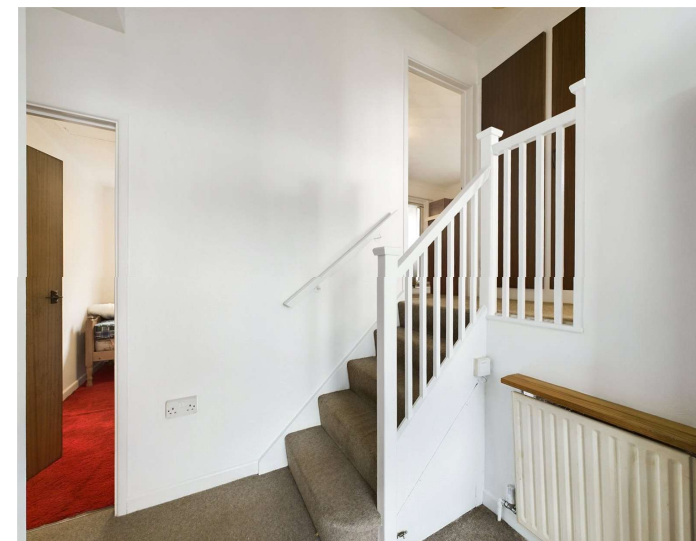
Council Tax Banding - Band 'D' (please note this council band may be subject to reassessment).

Agents Note - 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.

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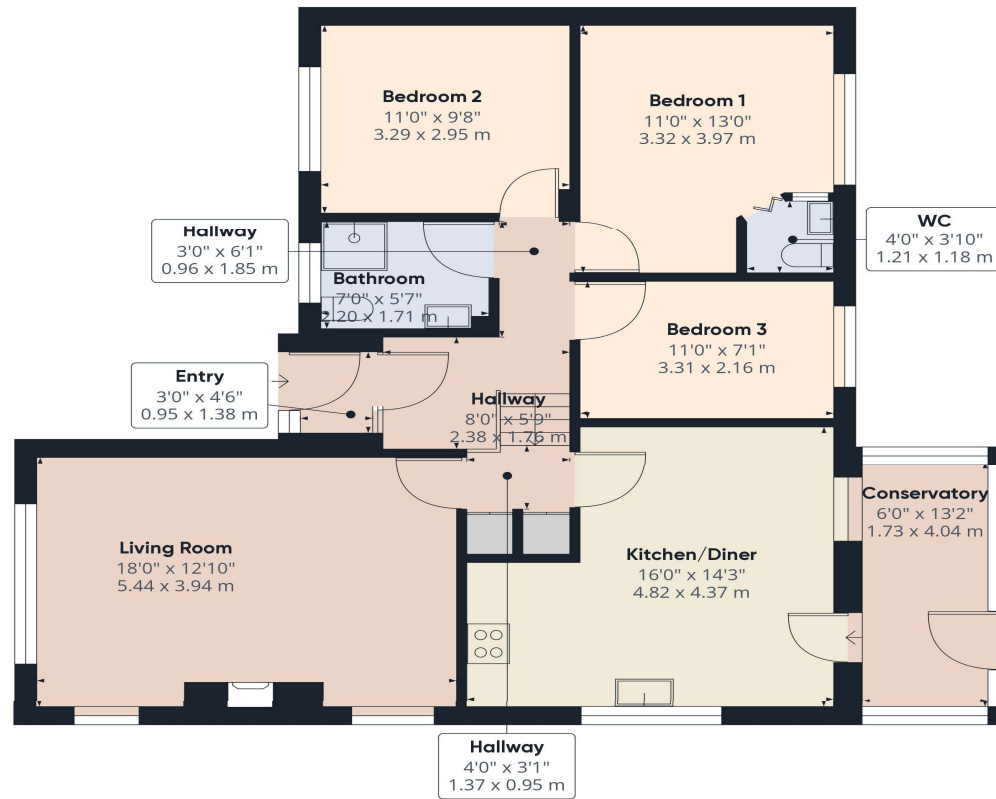
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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from 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.

We are here to help you find and buy your new home...

Albion House
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Devon

EX22 6EL

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	