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Changing Lifestyles

Park Villa
North Road
Holsworthy
Devon
EX22 6HB

Asking Price: £475,000 Freehold



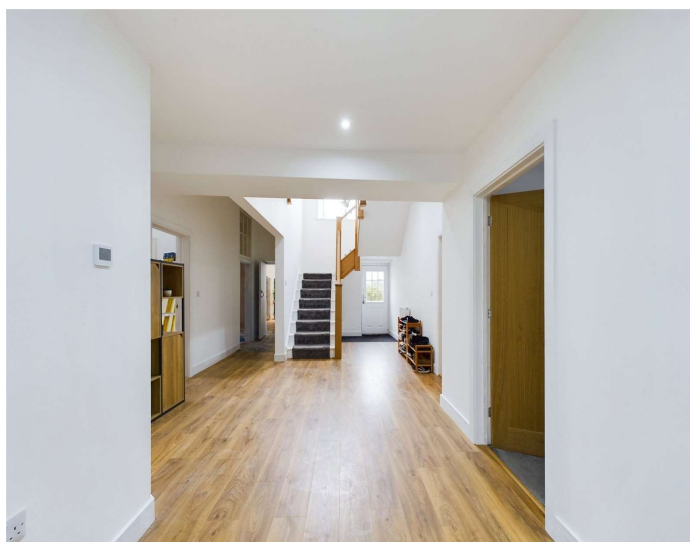
Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Park Villa, North Road, Holsworthy, Devon, EX22 6HB



- 5 BEDROOMS
- 1 ENSUITE
- 3 RECEPTION ROOMS
- SUPERBLY PRESENTED THROUGHOUT
- TOWN CENTRE LOCATION
- GENEROUS SIZE GARDEN
- TWO BAY CAR PORT
- NEWLY RENOVATED
- EPC: G
- Council Tax Band: F



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Location

The property is situated within a few minutes level walk of Holsworthy town centre and enjoys a prominent setting along this residential road. Holsworthy itself caters particularly well for its inhabitants with a good range of national and local shops together with many amenities including regular bus services, library, park, health centre, indoor heated swimming pool, sports hall, bowling green, golf course, etc. Bude on the North Cornish coastline, famous for its safe sandy surfing beaches and wider range of shopping facilities, is some 7 miles distant whilst for those wishing to travel further afield Okehampton the 'gateway to Dartmoor' is some 23 miles distant and offers a direct dual carriageway connection to the Cathedral city of Exeter with its Inter City rail and motorway links. The port and market town of Bideford is some 20 miles with the regional and North Devon Centre of Barnstaple some 30 miles. Launceston Cornwall's ancient capital is some 16 miles.

Directions

From the centre of Holsworthy proceed on the A388 towards Bideford. Follow the road for a short distance where the property will be found on the right hand side. (If you reach the mini-roundabout then you have gone too far)

Overview :

A fantastic opportunity to acquire this impressive 5 bedroom (1 ensuite), 3 reception room, detached period residence located in the heart of the sought after Market Town of Holsworthy. The property has been renovated by the current owners and now provides superbly presented, spacious and versatile accommodation throughout, with generous size rear enclosed gardens, extensive off road parking and a double car port. EPC G



Entrance Hall

Living Room - 16'4" x 15'8" (4.98m x 4.78m)

A stunning, light and airy room with bi-fold doors overlooking the rear gardens, feature fireplace with a slate hearth.

Kitchen - 14'4" x 13' (4.37m x 3.96m)

A Fitted kitchen comprises a range of base and wall units with worksurfaces over, incorporating a ceramic 1 1/2 sink drainer unit with mixer taps. Feature fireplace with recess for range style cooker. The original wall mounted water pump provides a characterful feature. Space for American style fridge/ freezer, built in fridge. Window to side elevation

Laundry Room - 11'6" x 7'3" (3.5m x 2.2m)

Base mounted units with worksurfaces over. Recess and plumbing for washing machine, and tumble dryer. Original "Range style" oven, and original solid fuel fired wash sink. Window to rear.

Utility Room - 10'4" x 6' (3.15m x 1.83m)

Water and waste water plumbed in ready for utility space, window to side elevation.

WC - 4'11" x 3'10" (1.5m x 1.17m)

Close coupled WC and wash hand basin.

Sitting Room - 20'4" x 16'9" (6.2m x 5.1m)

Bay window to front elevation, the room is currently uses as a hobbies room, equally suiting as a sitting room or dining room.

Study - 17'8" x 6'3" (5.38m x 1.9m)

First Floor

Bedroom 1 - 15'11" x 14'6" (4.85m x 4.42m)

A superb, dual aspect master bedroom with windows to side and rear elevations. Door to-

Ensuite - 9'8" x 5'10" (2.95m x 1.78m)

A quality ensuite comprises a large walk in shower with rain water shower head. Close coupled WC and wash hand basin with wall hung vanity unit. Window to side elevation.

Bedroom 2 - 20'3" x 14'7" (6.17m x 4.45m)

A large double bedroom with a walk in bay window to front elevation.

Bedroom 3 - 16'6" x 15'11" (5.03m x 4.85m)

A spacious double bedroom with window to rear elevation.

Bedroom 4 - 14'7" x 11'5" (4.45m x 3.48m)

A generous size double bedroom with window to front elevation.

Bathroom - 11'2" x 10'2" (3.4m x 3.1m)

A fantastic, high quality fitted suite comprises a walk in shower, concealed cistern WC, wall hung vanity unit and a modern roll top bath with floor mounted taps.

Outside - The property has a gravel laid entrance driveway to the side of the property providing extensive off road parking, and leading to a newly erected timber, two bay car port with a tiled roof. The rear gardens are a generous size with a level lawn area and a paved patio area adjoining the property, providing the ideal spot for alfresco dining. Enclosed bin area.

Services - Mains electricity, water and drainage. Oil fired central heating.

Agents Notes - Planning permission had been granted for an extension to the rear. Plans are available to view on Torrridge District Council's planning portal under reference number: 1/0581/2020/FUL.





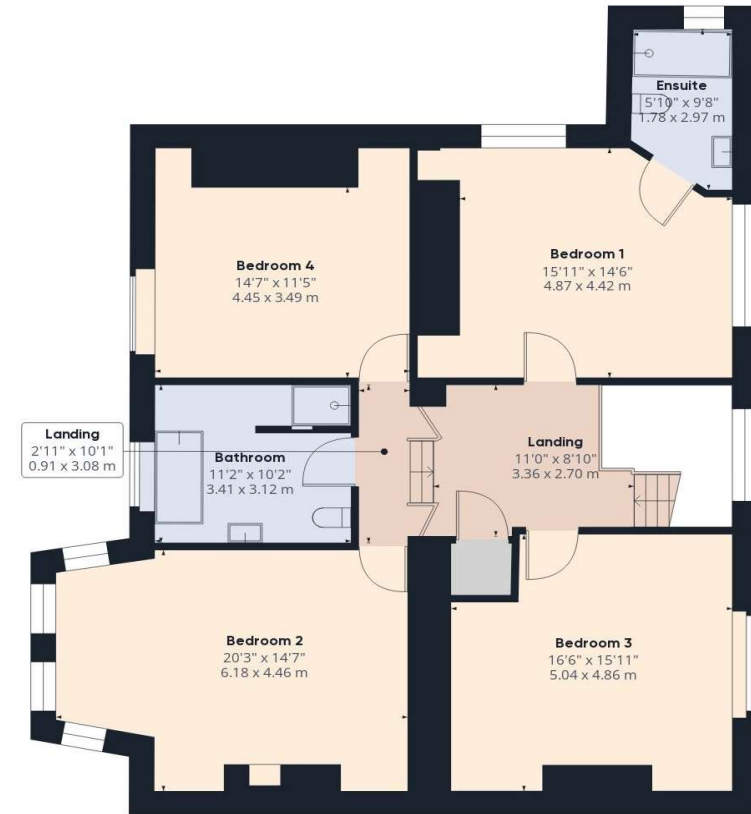
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Floorplan



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

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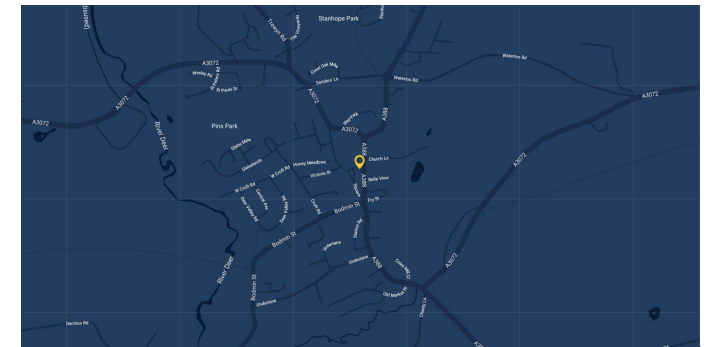
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