



Bond
Oxborough
Phillips

Changing Lifestyles

Loqueffret
Staddon Road
Holsworthy
Devon
EX22 6NH

Asking Price: £435,000
Freehold



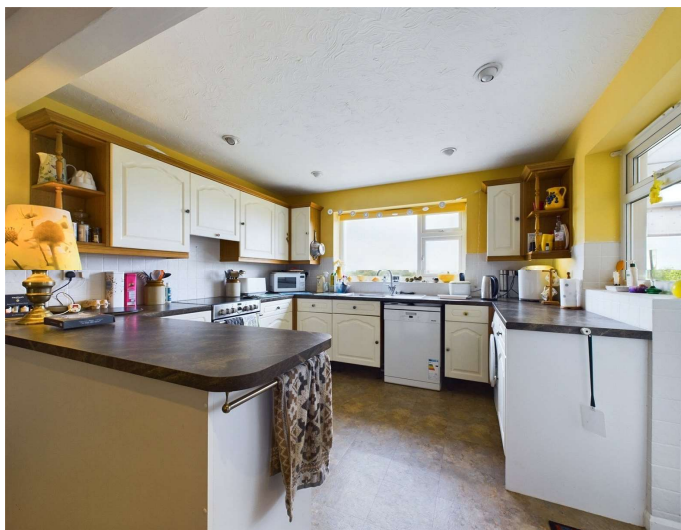
Changing Lifestyles

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holsworthy@bopproperty.com

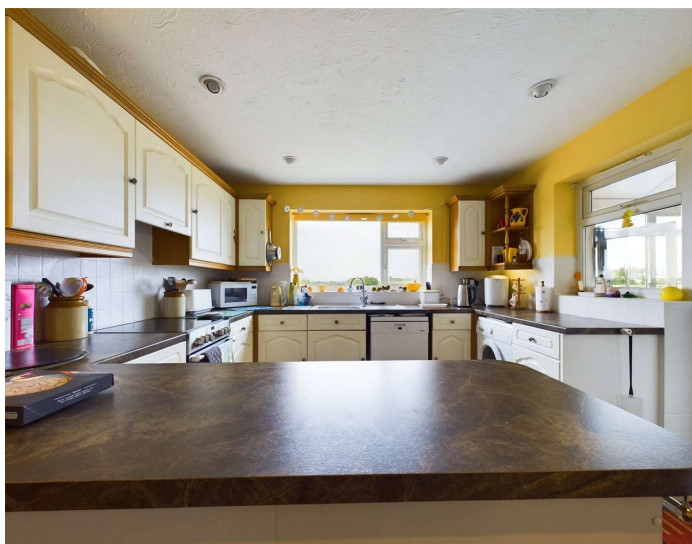
Loqueffret, Staddon Road, Holsworthy, Devon, EX22 6NH



- DETACHED BUNGALOW
- WELL PRESENTED AND SPACIOUS
- 4 BEDROOMS (1 ENSUITE)
- LARGE OFF ROAD PARKING AREA
- FRONT AND REAR GARDEN
- LOVELY COUNTRYSIDE VIEWS
- PRIME LOCATION
- NO ONWARD CHAIN
- EPC: D



An exciting opportunity to acquire Loqueffret, a well presented and spacious, detached 4 bedroom bungalow. The property benefits from generous front and rear garden, single garage, and large off road parking area. The bungalow is situated in a prime location on the edge of the bustling market town of Holsworthy and enjoys pleasant countryside views, an internal viewing is highly recommended to appreciate the size and location. Available with no onward chain. EPC D.



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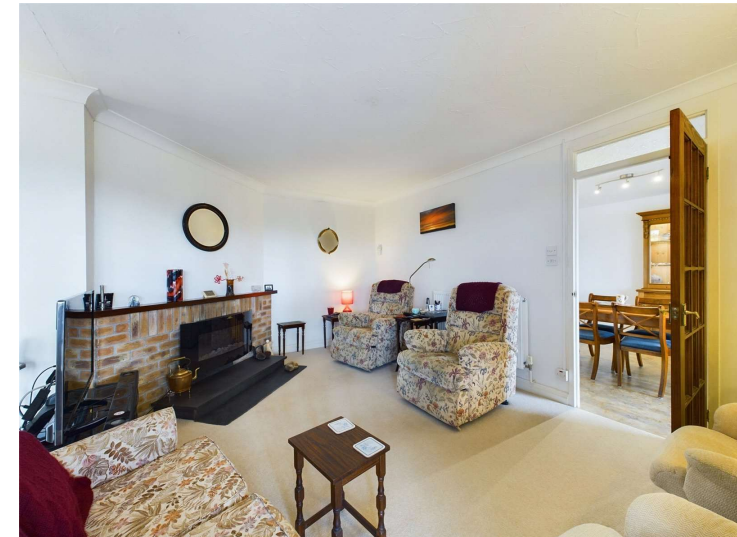


Directions

From the centre of Holsworthy proceed on the A388 towards Launceston and after approximately 0.6 miles, at Whimble Cross, turn left signed Hollacombe. Proceed along this road and the property will be found on the left hand side with aits name plaque clearly displayed.

Situation

Situated on the edge of the bustling market town of Holsworthy which 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.



Internal Description

Entrance Hall - 9'5" x 7'1" (2.87m x 2.16m)

Access to useful storage cupboard.

Office/Bedroom 4 - 10'11" x 5'9" (3.33m x 1.75m)

Currently being used as an office, but also suitable as a bedroom. Window to front elevation.

Kitchen/Diner - 22'4" x 12'2" (6.8m x 3.7m)

Fitted with a range of wall and base mounted unit with work surfaces over, incorporating a stainless steel sink drainer unit with mixer taps. Space for electric oven with extractor, washing machine, dishwasher and free standing fridge /freezer. Ample room for dining table and chairs. Window to rear elevation overlooking the garden and fields behind. Access to the conservatory and Living room.

Living Room - 19'9" x 10'2" (6.02m x 3.1m)

Spacious reception room with ample room for sitting room suite, double doors leading to the conservatory.

Conservatory - 18'6" x 10'10" (5.64m x 3.3m)

Windows to side and rear elevations, overlooking the garden and surrounding countryside beyond. Ample room for sitting room suite and dining table and chairs.

Inner Hallway - 11'8" x 3'5" (3.56m x 1.04m)

Access to useful airing cupboard and loft hatch.

Bedroom 1 - 13' x 10'4" (3.96m x 3.15m)

Generous double bedroom with window to rear elevation overlooking the garden and the countryside beyond.

Ensuite Shower Room - 9'4" x 3'1" (2.84m x 0.94m)

Fitted with a low flush WC, vanity unit with inset wash hand basin, larger shower cubicle with electric "Mira Sport" shower over and heated towel rail. Frosted window to rear elevation.

Bedroom 2 - 12'9" x 10'4" (3.89m x 3.15m)

Spacious double bedroom with window to front elevation, overlooking the front garden.

Bedroom 3 - 11'7" x 9'9" (3.53m x 2.97m)

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

Bathroom - 8'8" x 5'6" (2.64m x 1.68m)

A three-piece suite comprising panel bath with shower attachment over, pedestal wash hand basin and close coupled WC. Frosted Window to rear elevation.

Outside - The property is approached via a tarmac drive providing off road parking for several vehicles and giving access to the front entrance door and single garage. The front garden is decorated with a variety of mature shrubs. Side access down both side of the property leads to the rear garden which is landscaped and arranged over 2 tiers. The rear garden is planted with a range of mature flowers and shrubs and enjoys pleasant views.

Garage - 19'10" x 8'8" (6.05m x 2.64m)

Up and over vehicle entrance door to front and pedestrian door to side elevation. Light/power connected and access to loft space.

EPC Rating - EPC rating D (55) with the potential to be C (73). Valid until September 2029.

Services - Mains water and electric. Oil fired central heating. Private drainage via a septic tank, mains drainage is available at the end of the garden.

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

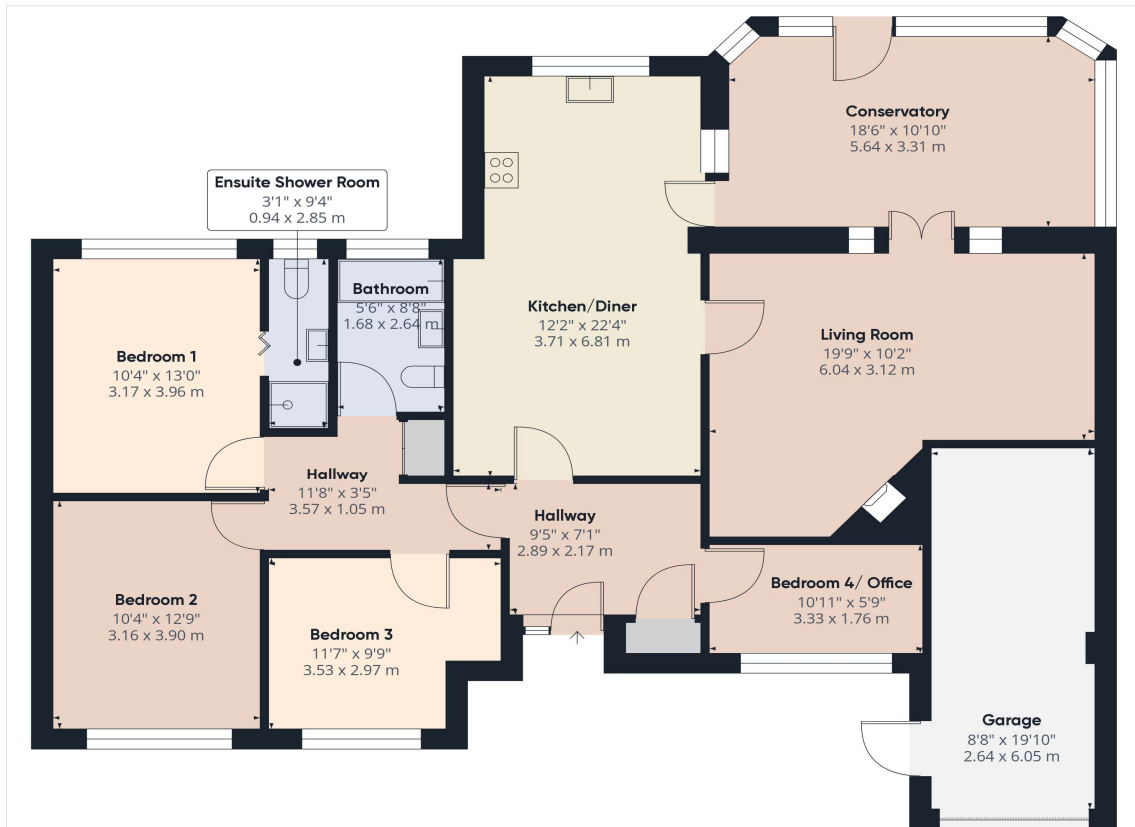


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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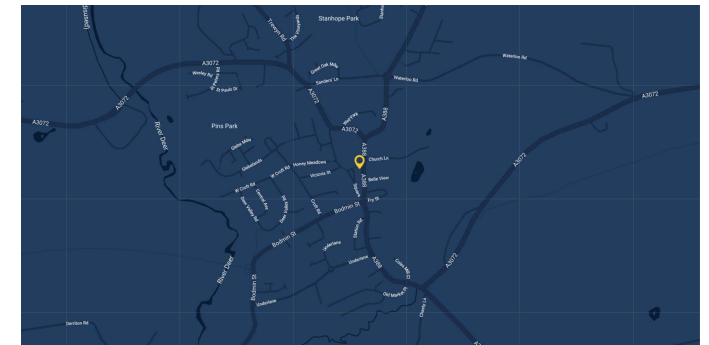
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