



Bond
Oxborough
Phillips

Changing Lifestyles

Loqueffret
Staddon Road
Holsworthy
Devon
EX22 6NH

Offers in the region of: £395,000
Freehold



Changing Lifestyles

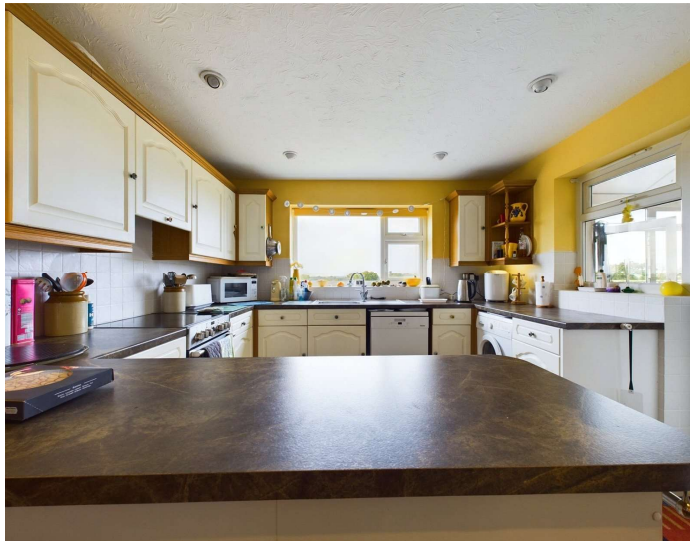
01409 254 238
holsworthy@bopproperty.com

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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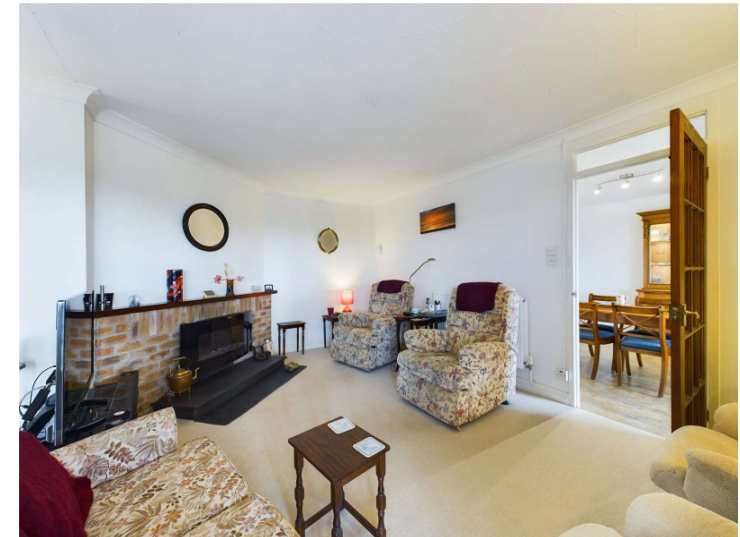


Directions

From the centre of Holsworthy proceed on the A388 towards Launceston and after approximately 0.6 miles, at Wimble 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.

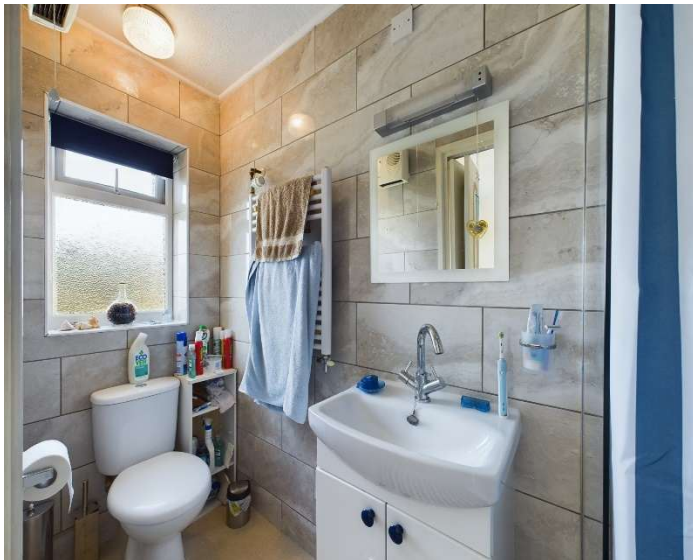
Services - Mains water and electric. Oil fired central heating. Private drainage via a septic tank, mains drainage is available at the end of the garden.

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

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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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	

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

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speak with one of our expert team who will be able
to provide you with a free valuation of your home.

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