



Bond  
Oxborough  
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*Changing Lifestyles*

7 Northcott Terrace  
Chapel Street  
Holsworthy  
Devon  
EX22 6AT

**Asking Price: £165,000**  
**Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com

# 7 Northcott Terrace, Chapel Street, Holsworthy, Devon, EX22 6AT



- END TERRACE TOWN HOUSE
- 2 DOUBLE BEDROOMS
- ENCLOSED SUN TRAP GARDEN
- QUIET AND TUCKED AWAY LOCATION
- WALKING DISTANCE TO TOWN CENTRE/AMENITIES
- DOUBLE GLAZED AND OIL FIRED CENTRAL HEATING
- AVAILABLE WITH NO ONWARD CHAIN
- EPC: E



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**Situated in a quiet and tucked away location within the heart of the sought after town of Holsworthy is 7 Northcott Terrace. This well presented, 2 bedroom end terrace town house benefits from oil fired central heating, double glazing and attached sun trap garden. Available with no onward chain. EPC E.**

## Directions

From the centre of Holsworthy proceed along Chapel street towards Launceston, take the left hand turn just prior to the "Old Market Inn". Continue on this no-through road and just before the bend, 7 Northcott Terrace will be found on the right hand side.

## 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.

## Living Room - 15' x 8'5" (4.57m x 2.57m)

Light and airy reception room with window to front elevation. Feature fireplace housing woodburning stove, with red brick surround and tiled floor. Room for sitting room suite. Stairs leading to first floor landing.

## Kitchen/Diner - 10'11" x 10'3" (3.33m x 3.12m)

A fitted kitchen comprising a range of matching wall and base mounted units with work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap. Space and recess for electric oven. Built in dishwasher and space for under counter fridge. Breakfast bar. Access to pantry cupboard. Window and door to rear elevation, leading to the enclosed rear garden.

## First Floor Landing - Window to rear elevation. Access to loft hatch.

## Bedroom 1 - 10'2" x 9'2" (3.1m x 2.8m)

Double bedroom with window to front elevation.

## Bedroom 2 - 9'5" x 8'5" (2.87m x 2.57m)

Double bedroom with window to rear elevation.

## Bathroom - 8'6" x 5'7" (2.6m x 1.7m)

A fitted suite comprising panel bath with "Bristan" electric shower over, wall hung wash hand basin, low flush WC and heated towel rail. Frosted window to front elevation.

## Outside - The property is approached via a few steps leading to the front entrance door. The enclosed

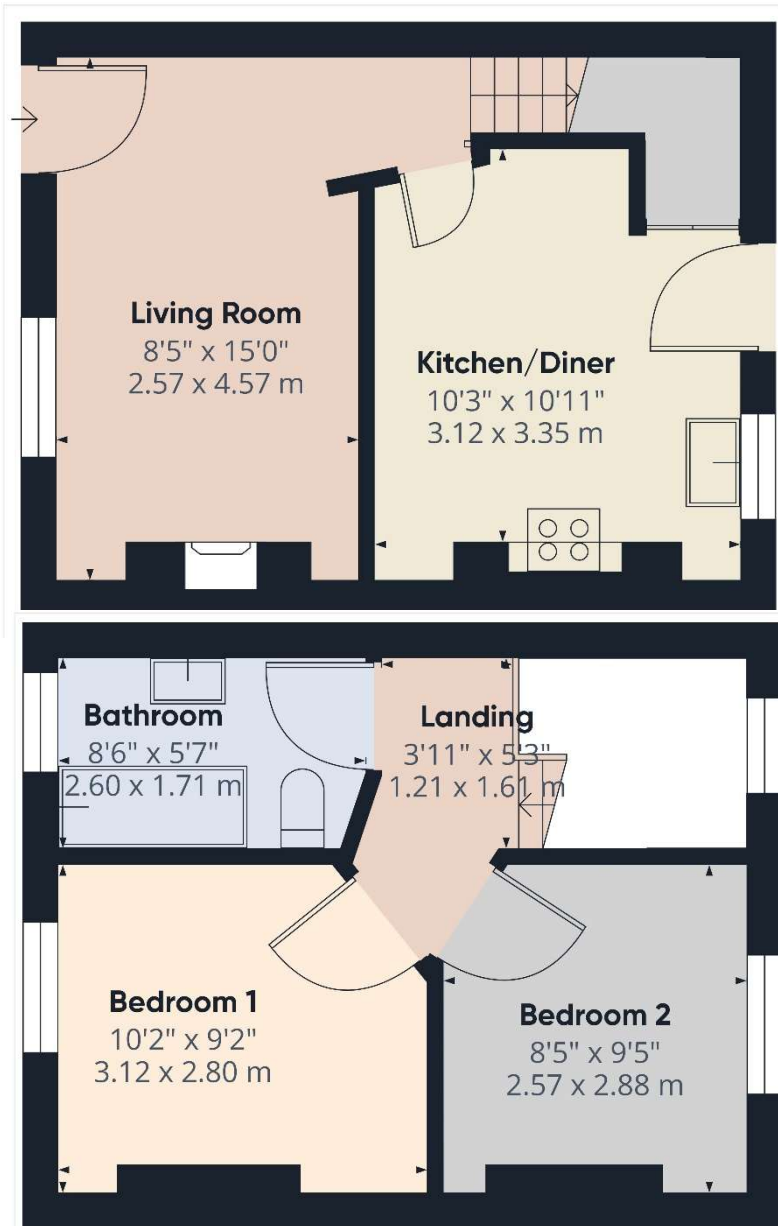
rear garden is bordered by a mixture of wooden fencing and a stone wall, providing a high degree of privacy. Within the garden there is an area laid to lawn, which is decorated with a variety of mature flowers and shrubs. Adjoining the rear of the property is a paved path that gives access to a useful shed, which has power and light connected, and gives access to the larger patio area, which provides the ideal spot for alfresco dining and entertaining.

**Services** - Mains water and electric. Oil fired central heating.

**EPE Rating** - EPC rating E (54), with the potential to be B (87). Valid until July 2032.

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





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