



Bond
Oxborough
Phillips

Changing Lifestyles

7 Menors Place
Holsworthy
Devon
EX22 6GA

Asking Price: £195,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

7 Menors Place, Holsworthy, Devon, EX22 6GA



- WELL PRESENTED GROUND FLOOR APARTMENT
- 2 DOUBLE BEDROOMS
- DRIVEWAY AND OFF ROAD PARKING
- GENEROUS GARDEN
- WALKING DISTANCE TO TOWN CENTRE
- IDEAL FIRST TIME BUYER PURCHASE OR INVESTMENT OPPORTUNITY
- AVAILABLE WITH NO ONWARD CHAIN



Situated in the heart of the bustling market town, being within walking distance to the town centre and its range of amenities, is a rare and exciting opportunity to acquire 7 Menors Place. This well presented and spacious ground floor apartment comprises a kitchen, living/dining room, bathroom and 2 double bedrooms. The residence benefits from a large off road parking and generous garden to the front. The property is well suited to first time buyers or equally appealing for those looking for an investment purchase. Available with no onward chain. EPC E.



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Directions

From Holsworthy, proceed on the A388 road signposted Bideford, continue on this road for a short distance and the entrance drive to the property can be found on the right hand side with a Bond Oxborough Phillips "For Sale" sign clearly displayed.

Situation

Situated in the heart of the bustling market town of Holsworthy, which has a weekly Pannier Market, a 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 Hall - 14'3" x 3'11" (4.34m x 1.2m)

A stunning entrance hall with original tiled floor and feature stain glass window about the door. Ample room for hang coats and store shoes.

Kitchen - 10'8" x 10'7" (3.25m x 3.23m)

Fitted with a range of wall and base mounted units with work surfaces over, incorporating a stainless steel sink drainer unit with mixer taps over. Space for electric cooker with extractor over, washing machine and free standing fridge/freezer. Window to side and rear elevation.

Living /Dining Room - 13' x 12' (3.96m x 3.66m)

A light and airy reception room with bay window to front elevation. Ample room for sitting room suite and dining table and chairs.

Bedroom 1 - 11'11" x 9'10" (3.63m x 3m)

A generous double bedroom with feature bay window to front elevation.

Bedroom 2 - 9' x 8' (2.74m x 2.44m)

Double bedroom with window to rear elevation.

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

A three piece suite comprising panel bath with mains fed shower over, pedestal wash hand basin and close coupled WC.

Outside - The property is approached via its own tarmac drive providing off road parking for several vehicles and gives access to the front entrance door. The garden is principally laid to lawn and decorated with a variety of flowers and shrubs. The garden is bordered by mature hedges, providing a high degree of privacy.

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

EPC Rating - EPC rating E (50), with the potential to be C (70). Valid until April 2032.

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

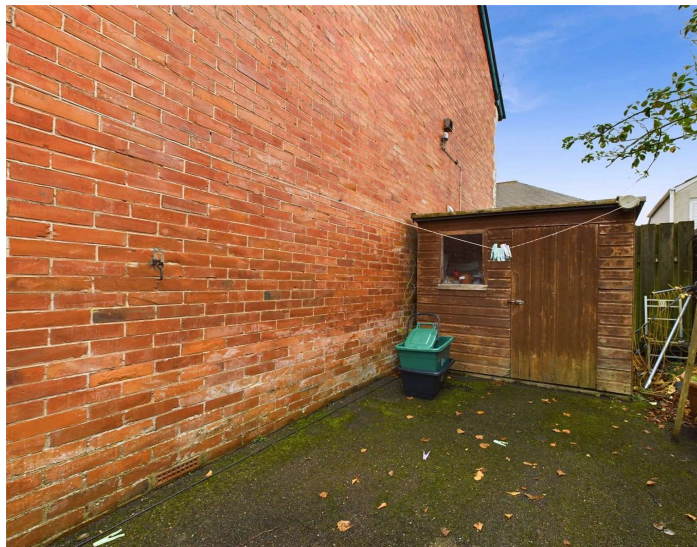
Tenure - Freehold.



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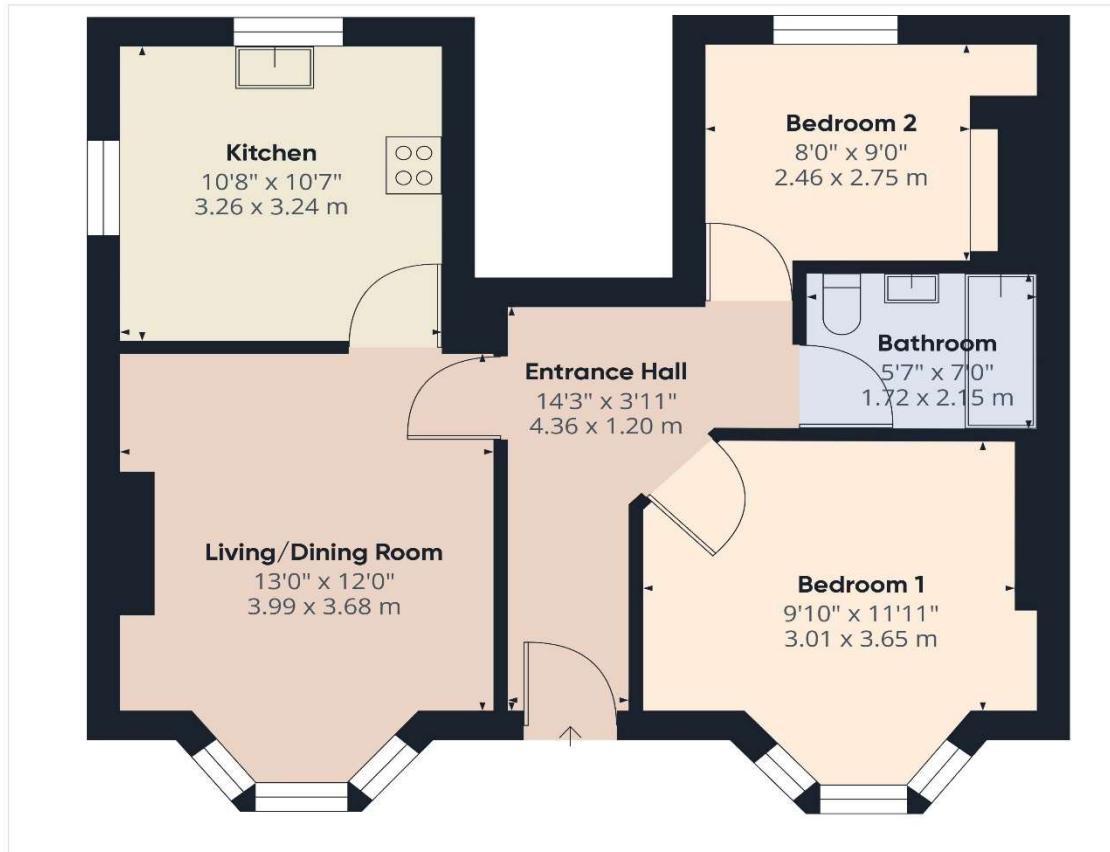
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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from 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
4 High Street
Holsworthy
Devon
EX22 6EL

Tel: 01409 254 238

Email: holsworthy@bopproperty.com

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		70
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	