



Bond
Oxborough
Phillips

Changing Lifestyles

1A
Penhale Gardens
Holsworthy
Devon
EX22 6FX



Asking Price: £500,000



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

1A, Penhale Gardens, Holsworthy, Devon, EX22 6FX

Overview

An exciting opportunity to acquire this brand new detached residence located on this select development set within heart of this popular market town benefitting from a comprehensive range of local amenities. This substantial 4/5 bedroom (2 ensuite) detached home offers superbly presented, spacious and versatile accommodation throughout, with a generous size brick paved entrance driveway providing ample off road parking with a detached garage. Landscaped front and rear gardens. Underfloor heating throughout powered by an air source heat pump and 6 Year professional certificate build warranty.

Location

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.

- 4/5 BEDROOMS
- 2 ENSUITE
- SPACIOUS AND VERSATILE ACCOMMODATION
- ARRANGED OVER 3 STOREYS
- LARGE KITCHEN DINER
- FRONT AND REAR ENCLOSED GARDENS
- DETACHED GARAGE
- BRICK PAVED ENTRANCE DRIVE
- TOWN CENTRE LOCATION
- 6 YEAR BUILD WARRANTY
- HIGH QUALITY BUILD

EPC: TBC

Directions

From the centre of Holsworthy proceed on the A388 towards Bideford. Follow the road for a short distance reaching the mini roundabout, turn left and immediately left again into the development. Continue into the development and the property can be immediately on the left hand side.



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.