

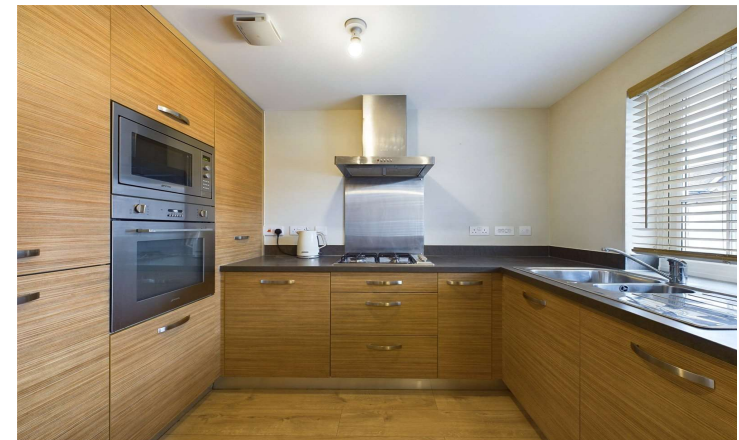


Bond
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Changing Lifestyles

21 Kingdon Way
Holsworthy
Devon
EX22 6FN

Asking Price: £225,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

21 Kingdon Way, Holsworthy, Devon, EX22 6FN



- MID TERRACE HOUSE
- WELL PRESENTED THROUGHOUT
- 2 DOUBLE BEDROOMS
- 2 OFF ROAD PARKING SPACES
- ENCLOSED REAR GARDEN
- NO ONWARD CHAIN
- IDEAL FIRST TIME BUYER PROPERTY
- WALKING DISTANCE TO TOWN CENTRE
- GREAT LINKS TO BUDE AND LAUNCESTON/A30



Situated in a prime location on the very edge of Holsworthy's most sought after Redrow residential development, being within walking distance to the town centre and its range of amenities. 21 Kingdon Way is well presented, mid terrace house offering 2 double bedrooms along with 2 off road parking space and enclosed garden. Available with no onward chain. EPC TBC.



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Directions

From the centre of Holsworthy, proceed on the A3072 Bude Road, and on the edge of town opposite the 'BP' garage, turn right signed Bradworthy/Chilsworthy. Follow this road and at the mini roundabout at the top of the hill, turn right into Cliffton Heights. Proceed into the development, turn right at the first set of cross roads to Kingdon Way and following the road around to the left, the property will be found after a short distance on the left hand side with its number plaque clearly displayed.

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.



Internal Description

Entrance Hall - 12'11" x 4'2" (3.94m x 1.27m)

Access to useful storage cupboard. Stairs leading to first for landing.

Kitchen - 9'1" x 6'2" (2.77m x 1.88m)

A fitted kitchen comprising a range of matching wall and base mounted units with work surfaces over incorporating a stainless steel 1 1/2 sink drainer unit with mixer tap. Built in appliances include 4 ring gas hob with extractor over, "Smeg" electric oven and microwave, fridge/freezer and dishwasher. Window to front elevation.

Cloakroom - 5'3" x 3'7" (1.6m x 1.1m)

Fitted with a wall hung sink and low flush WC.

Living/Dining Room - 12'10" x 12'7" (3.9m x 3.84m)

Light and airy reception room with windows and sliding doors to rear elevation, overlooking the garden. Ample room for dining table and chairs and sitting room suite.

Laundry Room - 3'2" x 2'11" (0.97m x 0.9m)

Space and plumbing for washing machine.

First Floor Landing - 8'8" x 6'2" (2.64m x 1.88m)

Access to useful storage cupboard housing gas fired "Glow-Worm" boiler. Loft hatch.

Bedroom 1 - 12'8" x 9' (3.86m x 2.74m)

Double bedroom with floor to ceiling built in wardrobe. Window to rear elevation, overlooking the garden.

Bedroom 2 - 12'7" x 8'1" (3.84m x 2.46m)

Double bedroom with useful storage cupboard. Window to front elevation.

Bathroom - 6'6" x 6'3" (1.98m x 1.9m)

Fitted with a matching 3 piece white suite comprising panel bath with mains fed shower over, wall hung sink with mixer tap, low flush WC and heated towel rail.

Outside - The property is approached via its own tarmacked drive providing off road parking for 2 vehicles and giving access to the front entrance door. The rear garden is principally laid to lawn and bordered by close boarded wooden fencing.

Adjoining the rear of the property is a paved patio area providing the ideal spot for alfresco dining.

Services - Mains water, electricity and drainage. Gas central heating.

EPC Rating - EPC TBC.

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

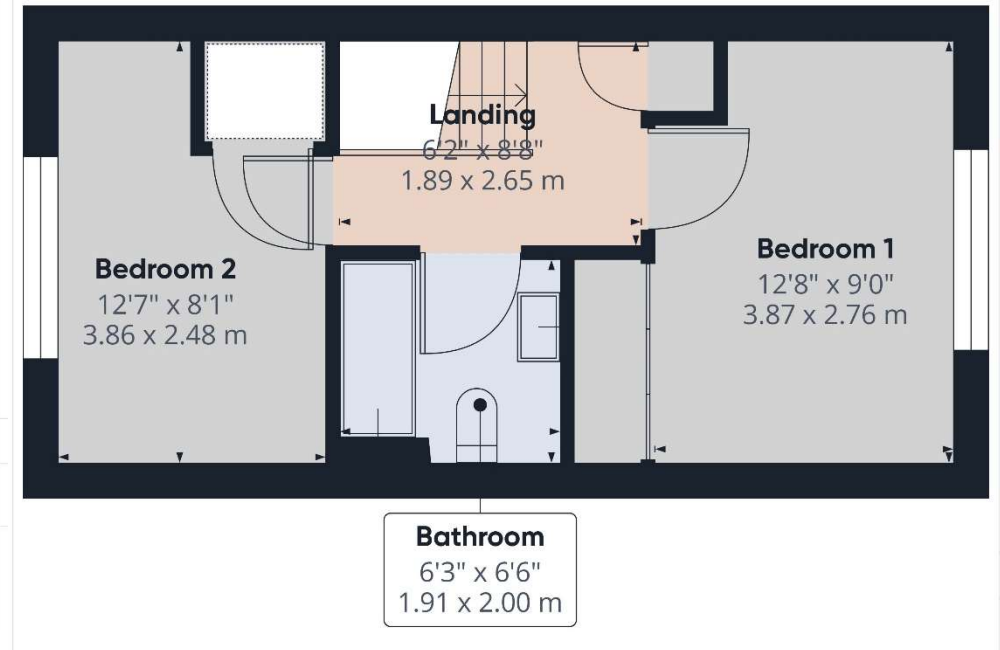
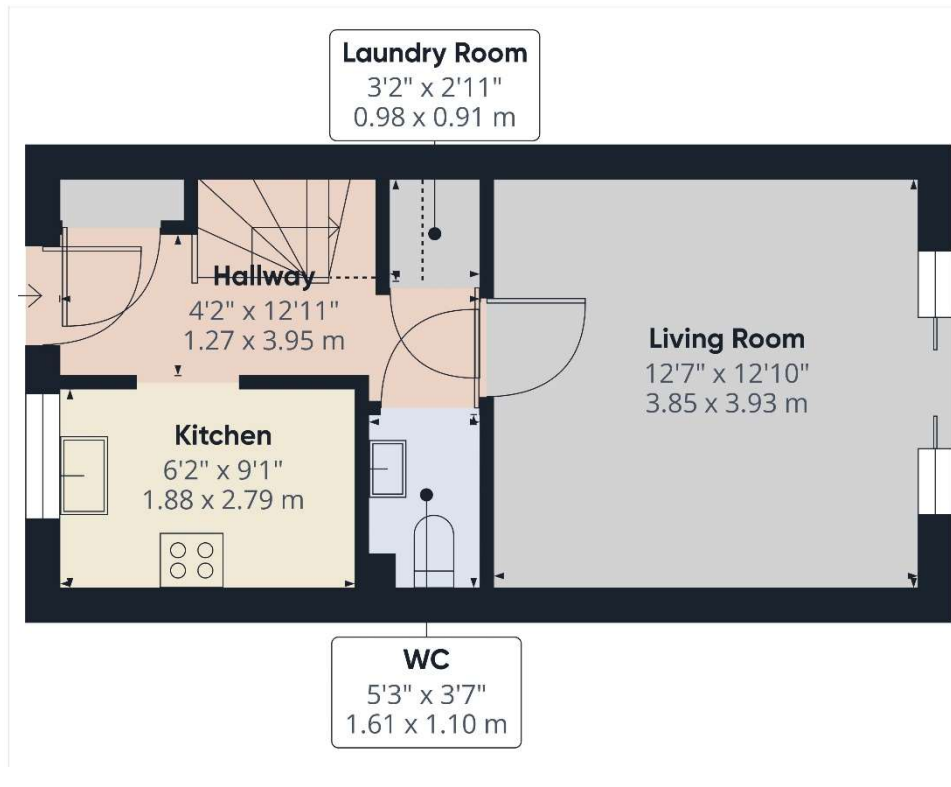
Agents note - Please note there is an annual service charge of this development. The service charge is for maintenance of communal areas and the gas tank.

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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

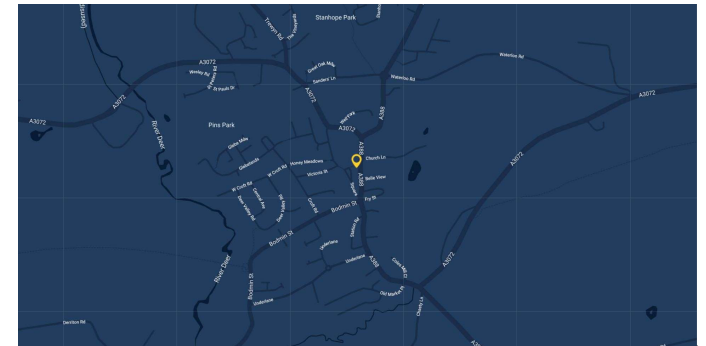
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