

Fern House
North Road
Holsworthy
Devon
EX22 6HQ



Asking Price: £280,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com



- SEMI DETACHED
- 3 BEDROOM HOUSE
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- WALKING DISTANCE TO TOWN CENTRE
- AVAILABLE WITH NO ONWARD CHAIN
- PERIOD FEATURES
- EPC: D



Location

The property is situated within a few minutes level walk of Holsworthy town centre and enjoys a prominent setting along this residential road. Holsworthy itself caters particularly well for its inhabitants with a good range of national and local shops together with many amenities including regular bus services, library, park, health centre, indoor heated swimming pool, sports hall, bowling green, golf course, etc. Bude on the North Cornish coastline, famous for its safe sandy surfing beaches and wider range of shopping facilities, is some 7 miles distant whilst for those wishing to travel further afield Okehampton the 'gateway to Dartmoor' is some 23 miles distant and offers a direct dual carriageway connection to the Cathedral city of Exeter with its Inter City rail and motorway links. The port and market town of Bideford is some 20 miles with the regional and North Devon Centre of Barnstaple some 30 miles. Launceston Cornwall's ancient capital is some 16 miles.

Overview

Located in a highly desirable street within this popular Market Town is this characterful 3 bedroom, 2 reception room semi detached property offering well maintained and versatile accommodation throughout complemented by some lovely period features. Rear enclosed gardens and a driveway providing ample off road parking. Available with no onward chain. EPC D

Directions

From the centre of Holsworthy proceed on the A388 towards Bideford. Continue straight over the roundabout and follow the road for a short distance. The entrance drive to the property will be found on the right hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.



Fern House, North Road, Holsworthy, Devon, EX22 6HQ

Entrance Hall - 14'9" x 5'11" (4.5m x 1.8m)

Kitchen - 8'8" x 7'4" (2.64m x 2.24m)

A fitted kitchen comprises a range of base mounted units with work surfaces over incorporating a stainless steel sink drainer unit. Recess for cooker with extractor system over. Plumbing and recess for washing machine. Window to side elevation.

Dining Room - 11'11" x 10'9" (3.63m x 3.28m)

Ample space for a dining room table and chairs. A feature fireplace with a timber mantle houses a wood burning stove. French glazed doors to rear.

Living Room - 11'11" x 11'5" (3.63m x 3.48m)

A light and airy room with a bay window to front elevation and a original feature fireplace housing an open fire.

Utility Room - 7' x 3'4" (2.13m x 1.02m)

Useful storage space and space for fridge and freezer.

WC - 4'6" x 2'9" (1.37m x 0.84m)

Close coupled WC and wash hand basin.

First Floor Landing - 9'8" x 3'7" (2.95m x 1.1m)

Bedroom 1 - 11'11" x 11'2" (3.63m x 3.4m)

A spacious double bedroom with window to rear, enjoying far reaching countryside views. Original cast iron fireplace.



Bedroom 2 - 11'6" x 11'2" (3.5m x 3.4m)

A generous size double bedroom with window to front elevation.

Bedroom 3 - 7'4" x 6'10" (2.24m x 2.08m)

Window to front elevation.

Bathroom - 6'2" x 5'10" (1.88m x 1.78m)

A fitted suite comprises an enclosed panelled bath with electric power shower over, high flush WC and wash hand basin. Window to side elevation.

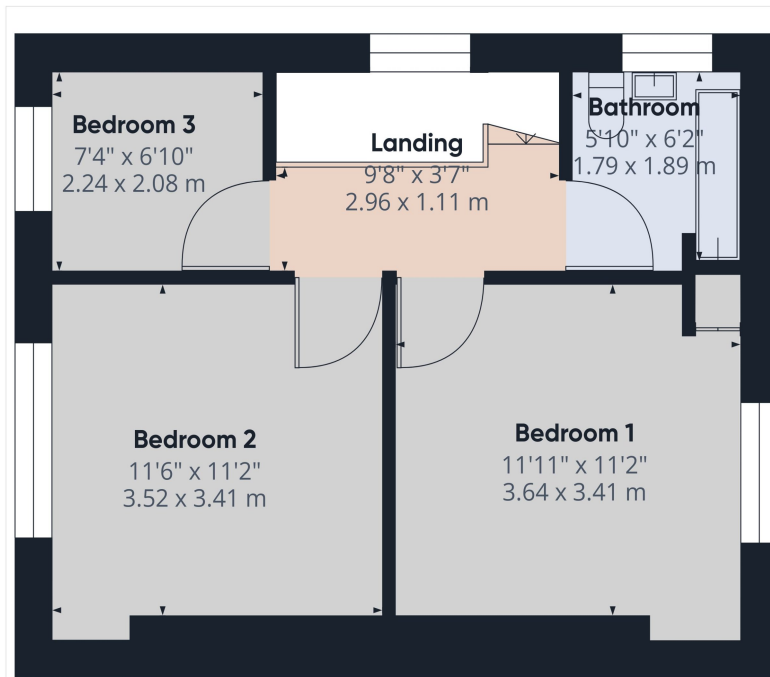
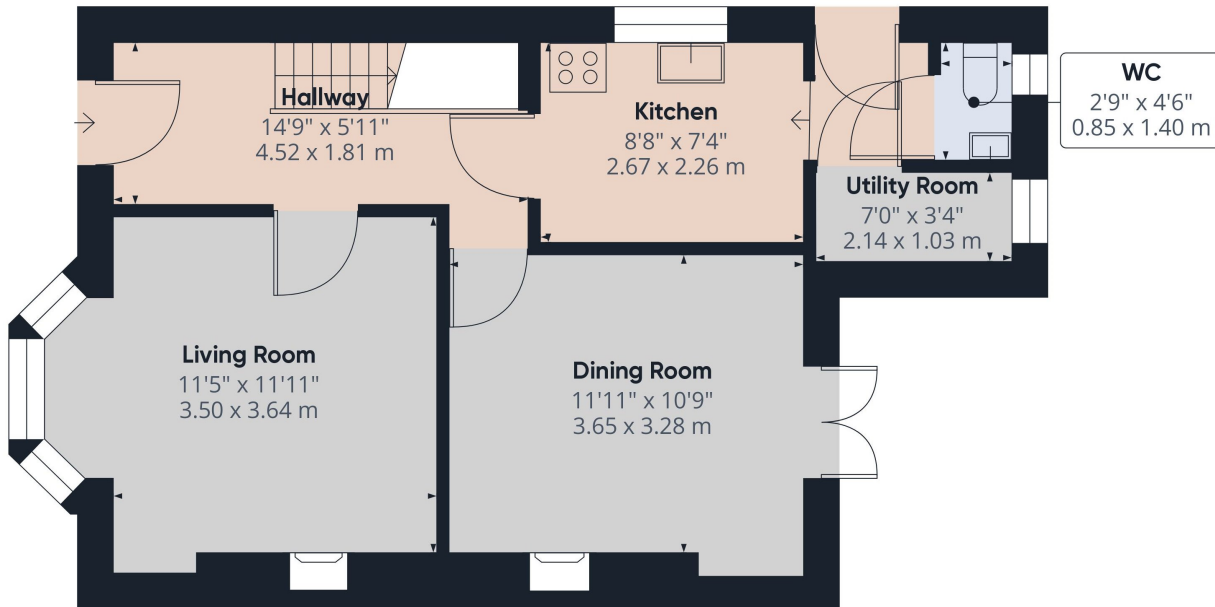
Outside - The property is approached via a tarmac entrance driveway providing ample off road parking. A pedestrian access leads to the rear gardens which are enclosed and principally laid to lawn with a mix of mature planting. A paved patio area adjoins the rear of the home, providing an ideal spot for alfresco dining.

Services - Mains water, electricity and drainage.

EPC Rating - D

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

Floorplan



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.

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