



Bond
Oxborough
Phillips

Changing Lifestyles

1 Central Avenue
Holsworthy
Devon
EX22 6DB

Asking Price: £315,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

1 Central Avenue, Holsworthy, Devon, EX22 6DB

- DETACHED BUNGALOW
- WELL PRESENTED THROUGHOUT
- 3 BEDROOMS
- OFF ROAD PARKING FOR 3 VEHICLES
- LANDSCAPED FRONT AND REAR GARDEN
- SEPARATE SINGLE GARAGE
- SOUGHT AFTER RESIDENTIAL LOCATION
- WALKING DISTANCE TO TOWN CENTRE
- AVAILABLE WITH NO ONWARD CHAIN
- EPC: E



Situated in within this highly sought after residential development on the edge of the bustling market town of Holsworthy is this well presented and spacious 3 bedroom detached bungalow. The residence benefits from landscaped front and rear gardens, off road parking and a separate garage. Available with no onward chain. EPC E.



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Directions

From our office proceed along Fore Street and turn right into Bodmin Street, and then take the first right into Croft Road. Proceed along Croft Road for approximately 250 yards and then turn left into Westcroft Road. Take the second turning on the left into Central Avenue whereupon number 1 will be found on the left hand side with a Bond Oxborough Phillips 'For Sale' board 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 - 13'8" x 4'6" (4.17m x 1.37m)

Frosted door to front elevation. Access to loft hatch and storage cupboard.

Kitchen/Diner - 14'4" x 8'9" (4.37m x 2.67m)

Fitted with a range of matching wall and base mounted units with work surfaces over, incorporating a 1 1/2 stainless steel sink drainer unit with mixer tap over. Built in electric oven with 4 ring hob over and extractor. Space for free standing fridge/freezer and plumbing for slimline dishwasher and washing machine. Access to useful storage cupboards housing "Worcester" gas fired boiler. Room for small table and chairs. Windows to rear elevation, overlooking the rear garden and door to side elevation.

Living Room - 16'10" x 10'10" (5.13m x 3.3m)

A light and airy reception room with large window to front elevation, with views over the front garden. Feature fireplace housing electric fire. Ample room for sitting room suite.

Bedroom 1 - 10'10" x 10'4" (3.3m x 3.15m)

Spacious double bedroom with fitted bedroom furniture including floor to ceiling wardrobes,

overhead storage and bedside tables. Window to front elevation, overlooking the front garden.

Bedroom 2 - 10'8" x 9'4" (3.25m x 2.84m)

Double bedroom with fitted bedroom furniture comprising 2 double wardrobes and 2 bedside tables. Window to rear elevation with views of the rear garden.

Bedroom 3 - 8'11" x 6'11" (2.72m x 2.1m)

Window to side elevation.

Shower Room - 6'10" x 5'6" (2.08m x 1.68m)

A matching suite comprising large corner shower unit with electric "Mira Jump" shower over, vanity unit with inset wash hand basin and concealed cistern WC. Frosted window to rear elevation.

Outside - The property is approached via its own tarmacked drive, providing off road parking for 3 vehicles and giving access to the front and side entrance doors along with the single garage. The front garden is arranged over 2 levels and both are laid to lawn with a stone wall in between and matching steps. A path leads around the side of the property to the rear garden, steps lead to the rear

garden which is principally laid to lawn and decorated with a variety of flowers and shrubs. To the rear of the garden there is a patio area, greenhouse and small wooden shed. The rear garden is bordered by close boarded wooden fencing, providing a high degree of privacy.

Garage - 18'6" x 9'3" (5.64m x 2.82m)

Fitted with a range of base mounted units to the rear, with work surfaces over, space for tumble dryer and under counter freezer. Light and power connected. Up and over vehicle entrance door to front elevation and pedestrian door to side elevation. Window to rear elevation.

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

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

EPC Rating - EPC rating TBC.

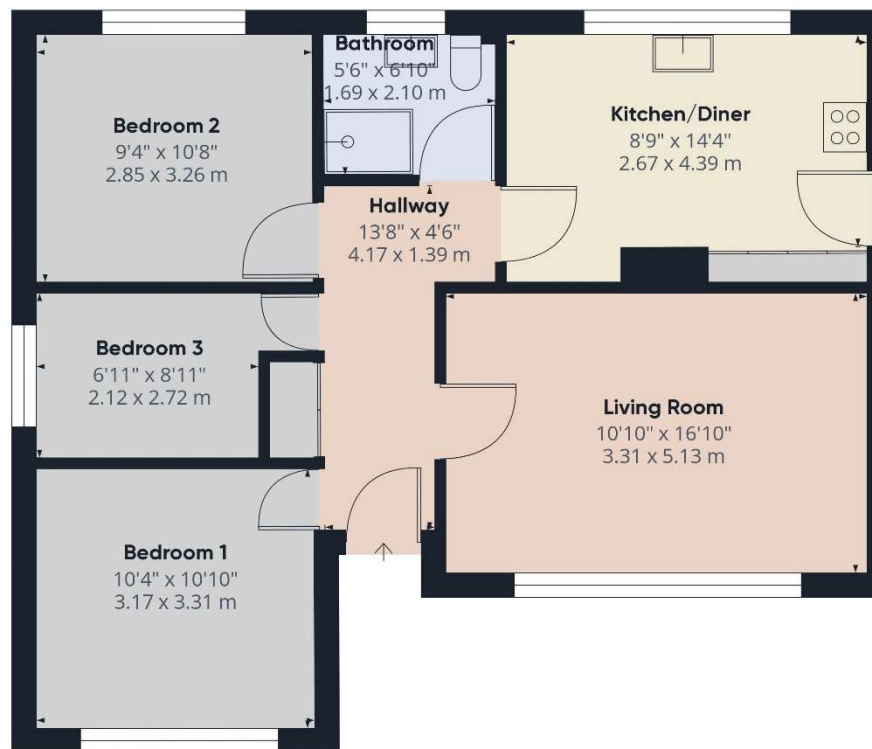
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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from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

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We are here to help you find
and buy your new home...

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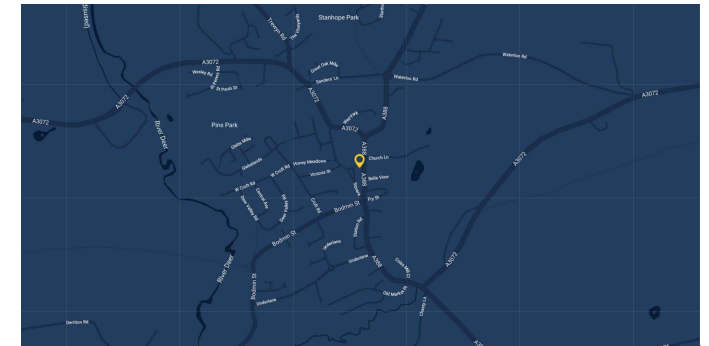
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speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

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for a free conveyancing quote and
mortgage advice.



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