



Rose Dale
Glebe Lane
Holsworthy
Devon
EX22 6AL

Offers Over: £257,500
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Rose Dale, Glebe Lane, Holsworthy, Devon, EX22 6AL



- SEMI DETACHED BUNGALOW
- 3 BEDROOMS
- FRONT AND REAR GARDENS
- WALKING DISTANCE TO TOWN CENTRE
- SOUGHT AFTER LOCATION
- DEVELOPMENT POTENTIAL
- AVAILABLE WITH NO ONWARD CHAIN
- EPC RATING D
- COUNCIL TAX BANDING B



Situation

Rose Dale is situated within a few steps of Holsworthy town centre. This bustling market town 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.

Directions

On Foot: The property may be approached by foot from Holsworthy's market square as follows. Proceed past the former HSBC Bank on the corner of the main square and go through into Victoria Square. Take the pedestrian pathway to the side of Morrisons Daily, which will lead you into Honey Meadows. Continue to the end of Honey Meadows whereupon Rose Dale will be found to the right hand side, with its name plaque clearly displayed on the gate.

By Car: From our office, proceed along Fore Street turning right into Bodmin Street. Take the next right hand turning into Croft Road and after about 200 yards turn right into Honey Meadows. The take the next left hand turn and the property will then be straight ahead, with its name plaque clearly displayed.



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Situated in a quiet and tucked away location within the heart of the sought after town of Holsworthy is Rose Dale. This well presented, 3 bedroom, 2 reception room, semi detached bungalow benefits from generous front and rear garden. Available with no onward chain. EPC B.

Side Porch - 4'3" x 2'10" (1.3m x 0.86m)

External door to front elevation, internal doors leading to the laundry room and kitchen/diner. Window to side elevation.

Laundry Room - 5'2" x 3'1" (1.57m x 0.94m)

Space and plumbing for washing machine and tumble dryer.

Kitchen/Diner - 13'5" x 9'4" (4.1m x 2.84m)

Fitted with a range of matching wall and base mounted units with work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap. Space for electric cooker with extractor over and under counter fridge/freezer. Access to airing cupboard housing hot water cylinder. Room for dining table and chairs. Window to side elevation.

Living Room - 13'5" x 10'10" (4.1m x 3.3m)

Light and airy reception room with windows to front and side elevations. Ample room for sitting room suite.

Sun Room - 11'2" x 5'11" (3.4m x 1.8m)

Window to front and side elevations. External door leading to the front garden. Room for small sitting room suite.

Inner Hallway - 16'9" x 3'8" (5.1m x 1.12m)

Access to loft space, with potential for conversion, subject to gaining the necessary consents.

Bedroom 1 - 10'5" x 10'3" (3.18m x 3.12m)

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

Bedroom 2 - 10'4" x 9'4" (3.15m x 2.84m)

Double bedroom with built in floor to ceiling wardrobes. Internal window to sun room.

Bedroom 3 - 9'3" x 8'3" (2.82m x 2.51m)

Single bedroom with window to rear elevation, enjoying views of the garden.

Bathroom - 7' x 5'6" (2.13m x 1.68m)

Fitted with a corner shower cubicle with electric "Mira" advance shower over, vanity unit with inset wash hand basin and concealed cistern WC. Frosted window to rear elevation.

Outside - The property is approached via a white metal gate, giving access to the front garden and front entrance door. The front garden is principally laid to lawn and a patio area that extends down the side of the property to the rear garden. Subject to gaining the necessary consents, it is thought that the front garden would make a great space for off street parking. The rear garden is laid to lawn and bordered by mature hedges and wooden fencing providing a high degree of privacy and creating the ideal spot for alfresco dining. In the corner of the garden there is a useful timber shed. Access to 2 storage areas which are connected to the bungalow.

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Services - Mains water, electricity and drainage.

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

EPC Rating - EPC rating D (58) with the potential to be B (83). Valid until October 2023.



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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.

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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