



Bond
Oxborough
Phillips

Changing Lifestyles

Okemoor
Glebe Lane
Holsworthy
Devon
EX22 6AL

Asking Price: £300,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Okemoor, Glebe Lane, Holsworthy, Devon, EX22 6AL



- 2 BEDROOMS
- LOFT ROOM
- SEMI DETACHED BUNGALOW
- SOUGHT AFTER CENTRAL LOCATION
- EXTENSIVE OFF ROAD PARKING
- ENCLOSED LANDSCAPED GARDENS
- RECENTLY RENOVATED THROUGHOUT
- INTERNAL VIEWING RECOMMENDED
- EPC: D
- Council Tax Band: C



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Overview

Located a short walk from the centre of the popular Market Town of Holsworthy is this 2 bedroom (plus loft room) semi detached bungalow. The current owners have renovated the property now offering superbly presented accommodation throughout with extensive off road parking and gardens. EPC D

Location

Okemoor 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, and its excellent website www.ridetherubycountry.co.uk is well worth a visit.

Entrance Hall/ Boot Room - 12'7" x 6'7" (3.84m x 2m)

Living Room - 13'4" x 10'10" (4.06m x 3.3m)

A superbly presented room with a wood burning stove in the corner. Window to front elevation.

Kitchen Area - 13'5" x 7'6" (4.1m x 2.29m)

A stunning newly fitted kitchen comprises a range of modern base and wall mounted units with quartz work surfaces over incorporating an inset sink with mixer taps and a 5 ring induction hob with extractor system over. Built

in high level double oven, integrated fridge/ freezer. Breakfast bar.

Dining Area - 10' x 9'1" (3.05m x 2.77m)

Ample space for dining room table and chairs.

Sun Room - 10'7" x 8'10" (3.23m x 2.7m)

A fully glazed room with windows overlooking the rear gardens and French Glazed double doors.

Utility Room - 13'8" x 5'11" (4.17m x 1.8m)

Base and wall mounted units with work surfaces over incorporating an inset sink. Plumbing and recess for washing machine and tumble dryer. Space for under counter freezer. Newly installed wall mounted central heating boiler supplying domestic hot water and heating systems. Door to side elevation.

Bedroom 1 - 10'8" x 10'7" (3.25m x 3.23m)

A spacious and well presented double bedroom with window to rear elevation. Built in wardrobes.

Bedroom 2 - 9'10" x 9'3" (3m x 2.82m)

A generous size double bedroom with window to front elevation.

Bathroom - 7' x 5'5" (2.13m x 1.65m)

A well presented fitted suite comprises an enclosed panelled bath with a mains fed shower over, close coupled WC and vanity unit with an inset wash hand basin. Window to rear elevation.

Loft Room/ Potential Bedroom 3 - 17'5" x 10'4" (5.3m x 3.15m)

Accessed via a staircase. Skylight window to front elevation.

Outside - The property is approached via a gravel laid area providing extensive off road parking. Pedestrian access to the side leads to the rear gardens which are well presented, with gravel laid seating area with steps leading up to a lawn and a hardstanding which houses a substantial summer house.

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

Changing Lifestyles Directions

On Foot: The property may be approached by foot from Holsworthy's market square as follows. Proceed to HSBC Bank in the corner of the main square and go through into Victoria Square. Take the pedestrian pathway to the side of McColl's which will lead you into Honey Meadows. Continue to the end of Honey Meadows whereupon Okemoor will be found on the right hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

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 property will then be found tucked away on the left hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

Agents Note - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

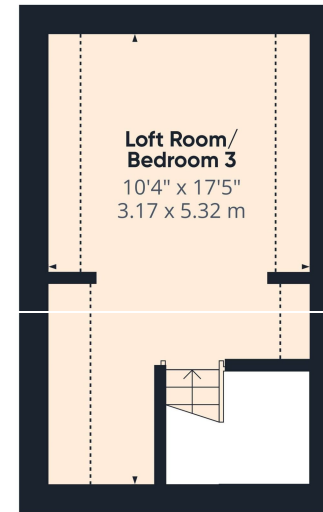


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Floorplan



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.

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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