



Bond
Oxborough
Phillips

Changing Lifestyles

5 Victoria Hill
Holsworthy
Devon
EX22 6JB

Asking Price: £389,950 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

5 Victoria Hill, Holsworthy, Devon, EX22 6JB



- 3 BEDROOMS
- DETACHED HOUSE
- SUPERBLY PRESENTED THROUGHOUT
- GENEROUS SIZE LANDSCAPED GARDENS
- GARAGE
- WORKSHOP
- STUNNING OPEN PLAN KITCHEN/ SNUG
- TOWN CENTRE LOCATION
- SOUTH FACING GARDEN
- EPC: E
- Council Tax Band: D



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Overview

Situated in this sought after Market Town of Holsworthy supporting a range of local amenities and a short drive from the popular Coastal resort of Bude and beautiful North Cornish Coastline, is this stunning 3 bedroom detached residence, offering spacious and versatile accommodation throughout with a generous sized landscaped garden, garage and ample off road parking. EPC E

Location

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" which is named after the famous local Red Ruby cattle.

Entrance Porch

Entrance Hallway

Living Room - 23'11" x 13'11" (7.3m x 4.24m)

A spacious room with space for a living room suite and dining room table and chairs. A feature fireplace with a slate hearth and a brick mantle houses a wood burning stove. Three windows to front elevation.

Kitchen - 20'10" x 8'1" (6.35m x 2.46m)

The kitchen comprises a range of solid wood floor and wall units with work surfaces over incorporating a composite sink drainer unit with mixer taps. Space for range style cooker with extractor hood and stainless steel splash back. A range of integrated appliances include fridge, freezer and dishwasher. Window to rear enjoying a pleasant aspect over the garden. Space for a dining room table and chairs with which benefits from a glazed ceiling with French glazed patio doors opening to the rear, which take advantage of the Southerly aspect.

Snug - 10'5" x 8'3" (3.18m x 2.51m)

A comfortable snug area opening onto the kitchen. LPG fireplace.

WC - 5'4" x 4'5" (1.63m x 1.35m)

Close coupled WC and wash hand basin. Utility cupboard with plumbing and recess for washing machine and tumble dryer. Window to side elevation.

First Floor

Bedroom 1 - 15' x 14' (4.57m x 4.27m)

A spacious master bedroom with windows to front elevation.

Bedroom 2 - 13'8" x 8'5" (4.17m x 2.57m)

A generous size double bedroom with window to front elevation.

Bedroom 3 - 10'4" x 8'1" (3.15m x 2.46m)

Currently used as an office with window to side elevation. Equally suiting as a bedroom.

Bathroom - 8'7" x 7'7" (2.62m x 2.3m)

A superbly presented fitted suite comprises an enclosed panelled bath with central taps, an enclosed shower cubicle with a mains fed shower connected, close coupled WC and wash hand basin.

Garage - 19'2" x 18'1" (5.84m x 5.5m)

Up and over electric door. Power and light connected. Pedestrian door to rear.

Outside

The property is approached via a tarmac driveway to the side of the property providing ample off road parking. Pedestrian gate leads to the rear gardens, which are superbly landscaped and completely private, enjoying a sunny south facing aspect. The rear is principally laid to lawn with planted borders and a paved patio adjoining the property providing the ideal spot for alfresco dining. Raised ornamental garden pond. Block built shed with provides useful storage for garden tools.

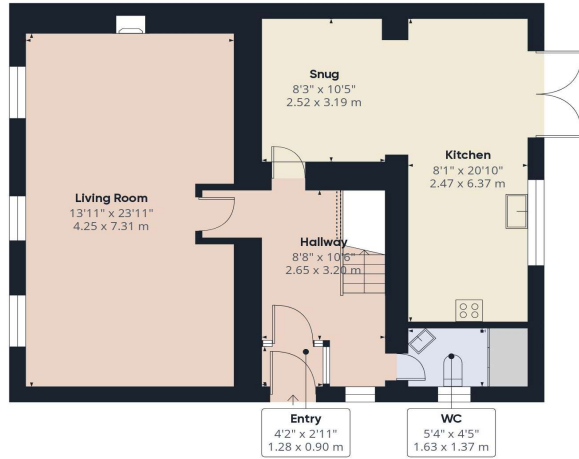
Services

Mains water, electricity and drainage. Oil-fired central heating, Cat 5 wiring throughout. LPG supplies hob and fire in the snug.

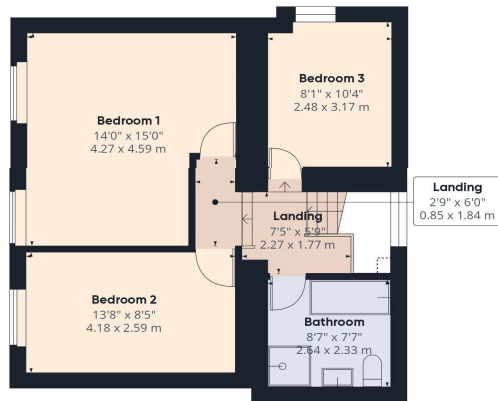


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Floorplan



Floor 0 Building 1



Directions

From the centre of Holsworthy proceed on the A3072 Bude road and on the edge of Holsworthy, prior to reaching the BP Garage, the property will be found on the left hand side with a Bond Oxborough Phillips for sale board clearly displayed.



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