



Bond
Oxborough
Phillips

Changing Lifestyles

9 Old Market Place
Holsworthy
Devon
EX22 6FS

Asking Price: £230,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

9 Old Market Place, Holsworthy, Devon, EX22 6FS



- SEMI DETACHED HOUSE
- 2 DOUBLE BEDROOMS
- 2 ENSUITES
- OFF ROAD PARKING FOR 2 VEHICLES
- ENCLOSED REAR GARDEN
- STUNNING VIEWS OF THE SURROUNDING COUNTRYSIDE AND VIADUCT
- WALKING DISTANCE TO TOWN CENTRE
- NO ONWARD CHAIN



Situated within the highly sought after Cavanna residential development, is an opportunity to acquire 9 Old Market Place. This well presented and spacious, 2 double bedroom, 2 ensuite, semi-detached house offers tandem off road parking for 2 vehicles and enclosed rear garden, enjoying stunning views of the surrounding countryside and Viaduct. The residence benefits from double glazing throughout, gas central heating and being within walking distance to the town centre and its range of amenities. Available with no onward chain. EPC C.



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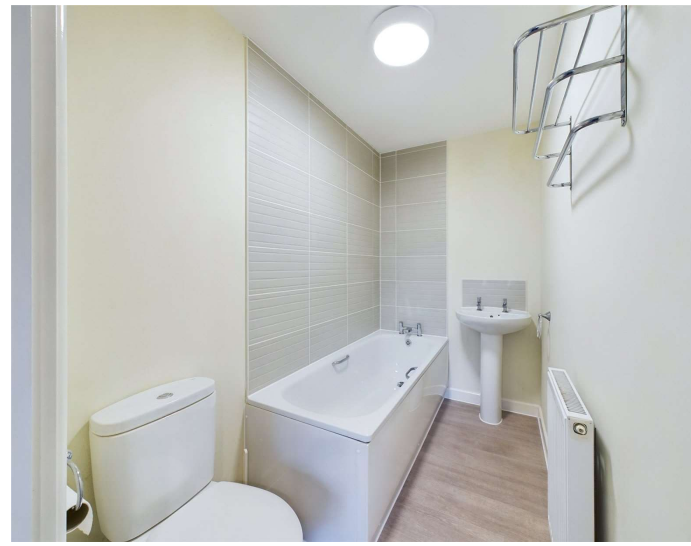
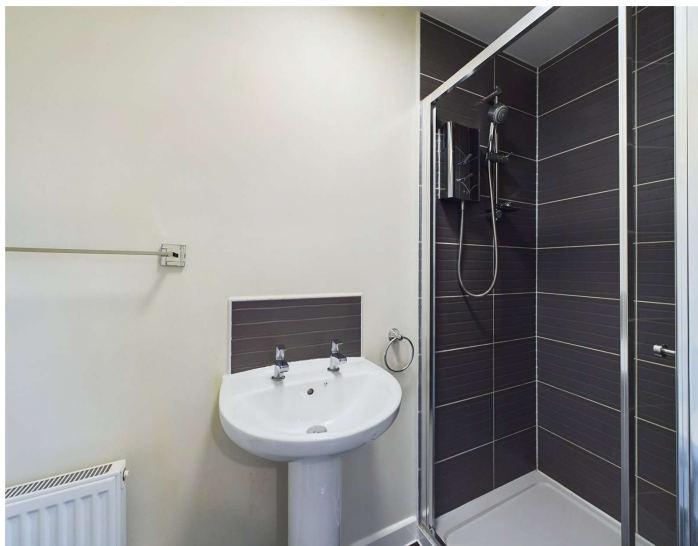


Directions

From the centre of Holsworthy proceed along Fore Street into Chapel Street. The entrance to Old Market Place will be found at the bottom of the hill on the right hand side. Proceed into the development and No.9 will be found on the left hand side with its number plaque 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 - 4'3" x 3'10" (1.3m x 1.17m)

Internal doors leading to Cloakroom and Living Room.

Living Room - 16'1" x 9' (4.9m x 2.74m)

Light and airy reception room with ample room for sitting room suite. Internal door leading to the Kitchen/Diner. Access to useful storage cupboard and stairs leading to first floor landing. Window to front elevation.

Kitchen/Diner - 13'2" x 8'11" (4.01m x 2.72m)

A modern fitted kitchen comprising wall and base mounted units with work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap and 4 ring gas hob. Built in oven and extractor. Space for free standing fridge/freezer and plumbing for washing machine. Ample room for dining table and chairs. Window and double glazed patio doors to rear elevation, leading to the enclosed garden and enjoying views of the surrounding countryside.

Cloakroom - 4'10" x 3'10" (1.47m x 1.17m)

Fitted with a low flush WC and pedestal wash hand basin.

First Floor Landing - 6'7" x 3' (2m x 0.91m)

Access to loft hatch and useful storage cupboard.

Bedroom 1 - 13'2" x 9' (4.01m x 2.74m)

Double bedroom with window to front elevation, with lovely views of the Viaduct.

Ensuite Bathroom - 8'3" x 4'7" (2.51m x 1.4m)

A matching 3 piece suite comprising panel bath, pedestal wash hand basin and low flush WC.

Bedroom 2 - 9'10" x 8'11" (3m x 2.72m)

Double bedroom with window to rear elevation, enjoying views of the garden and countryside beyond.

Ensuite Shower Room - 8'9" x 3' (2.67m x 0.91m)

A fitted suite comprising shower cubicle with shower attachment over, pedestal wash hand basin and low flush WC.

Outside - The property is approached via its own tarmac drive, providing tandem off road parking for 2 vehicles, with a paved path leading to the front entrance door. The front garden is planted with a

variety of mature shrubs. A gate at the end of the drive gives access to the enclosed rear garden, that is principally laid to lawn and bordered by close boarded wooden fencing. A paved patio area adjoins the rear of the property, providing the ideal spot for alfresco dining and entertaining, enjoying stunning views of the countryside beyond.

Services - Mains water, electricity and drainage. Metered LPG gas from an onsite communal tank.

EPC Rating - EPC rating C (76) with the potential to be A (92). Valid until April 2028.

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

Agents Note - Maintenance charges apply, price to be confirmed.

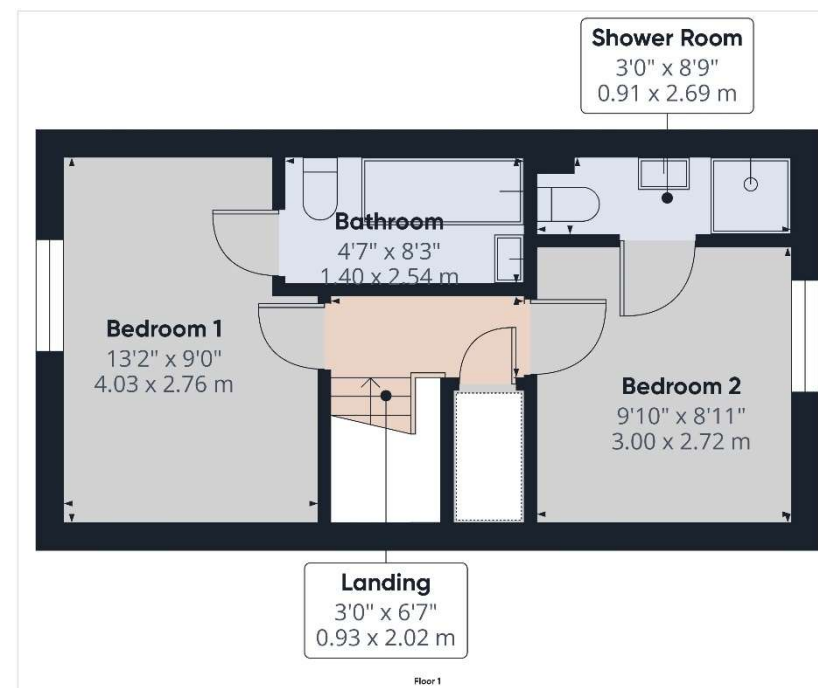
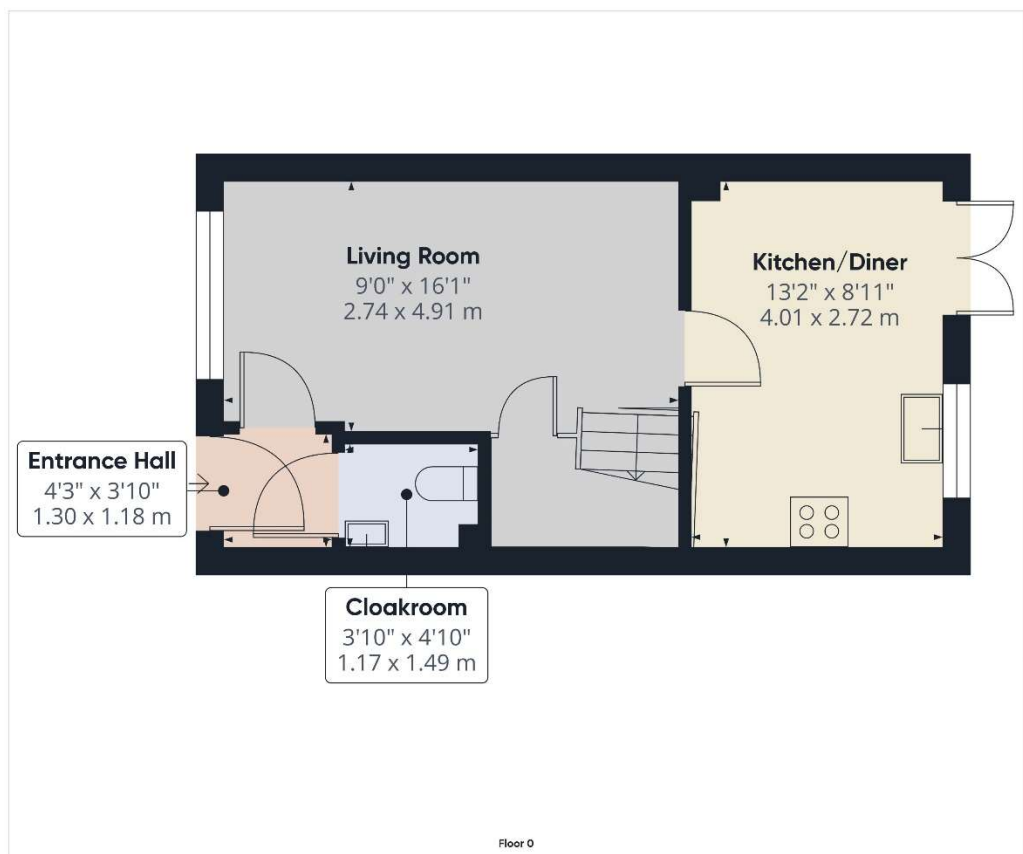
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We are here to help you find and buy your new home...

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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