



Bond
Oxborough
Phillips

Changing Lifestyles

7 Aunay Close
Holsworthy
Devon
EX22 6EZ

Asking Price: £255,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

7 Aunay Close, Holsworthy, Devon, EX22 6EZ



- DETACHED HOUSE
- 3 BEDROOMS
- CONSERVATORY
- OFF ROAD PARKING
- SINGLE GARAGE
- ENCLOSED GARDEN
- WALKING DISTANCE TO TOWN CENTRE
- AVAILABLE WITH NO ONWARD CHAIN



An opportunity to acquire this spacious, 3 bed detached house with off road parking, single garage and enclosed rear garden. The residence is conveniently positioned within a level walk of Holsworthy's town centre and all its range of amenities. The property is available with no onward chain. EPC TBC.



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

7 Aunay Close, Holsworthy, Devon, EX22 6EZ

Directions Situation

From the centre of Holsworthy, proceed on the A388 in the Bideford direction along North Road, passing through the mini-roundabout. Aunay Close will be found after a short distance on the left hand side. Proceed into Aunay Close and number 7 can be found to the left hand side with a Bond Oxborough Philips "For Sale" board clearly displayed.

Situation

Aunay Close is situated within a level walk of the Holsworthy's town centre. This bustling market town has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket. 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.

Entrance Hall - 10' x 4'3" (3.05m x 1.3m)

Access to understairs cupboard. Stairs leading to first floor landing.

Kitchen / Diner - 17'5" x 9'7" (5.3m x 2.92m)

Fitted with matching wall and base mounted units with work surfaces over, incorporating a stainless steel sink drainer unit with taps over. Space for electric oven with extractor over and under counter fridge. Ample room for dining table and chairs. Window to front elevation, internal sliding doors to conservatory.

Living Room - 15'2" x 11'4" (4.62m x 3.45m)

Spacious reception room with feature fireplace. Ample room for sitting room suite. Window to rear elevation.

Conservatory - 9'3" x 7'4" (2.82m x 2.24m)

Windows to side and rear elevations. Sliding doors leading to the enclosed rear garden.

Cloakroom - 6'7" x 3'11" (2m x 1.2m)

Fitted with a close-coupled WC and wall hung wash hand basin.

First Floor Landing - 14'8" x 2'11" (4.47m x 0.9m)

Access to airing cupboard housing hot water cylinder and boiler. Window to front elevation.

Bedroom 1 - 11'3" x 10'7" (3.43m x 3.23m)

Double bedroom with window to rear elevation, overlooking the enclosed garden.

Changing Lifestyles

Bedroom 2 - 10'4" x 9'7" (3.15m x 2.92m)

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

Bedroom 3 - 9'8" x 6'10" (2.95m x 2.08m)

Window to front elevation.

Bathroom - 8'6" x 8' (2.6m x 2.44m)

A matching suite comprising panel bath, separate shower cubicle with mains fed shower over, pedestal wash hand basin and close-coupled WC. Frosted window to side elevation.

Outside - The property is approached via its own tarmac drive providing off road parking for 3 vehicles and gives access to the front entrance door and garage. A side gate leads to the enclosed rear garden which is principally laid to lawn and bordered by close boarded wooden fencing. Adjoining the rear of the property is a paved patio area, providing the ideal spot for alfresco dining and entertaining.

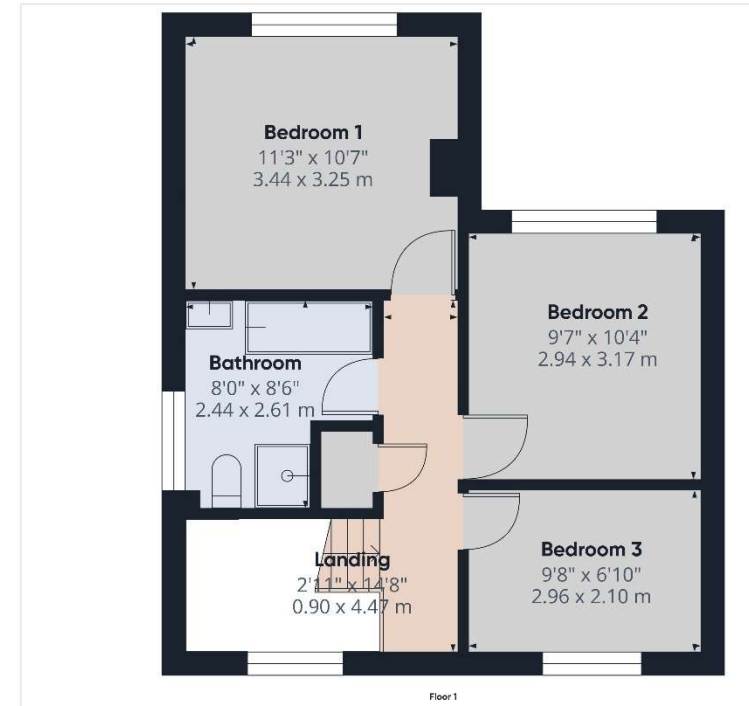
Garage - 17'11" x 9'9" (5.46m x 2.97m)

Manual up and over vehicle entrance door to front elevation. Pedestrian door to rear. Light and power connected.

EPC Rating - EPC rating TBC.

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

7 Aunay Close, Holsworthy, Devon, EX22 6EZ



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.

Changing Lifestyles

01409 254 238
holsworthy@boproperty.com