



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

The Cottage  
Holemoor  
Bradford  
Holsworthy  
Devon  
EX22 7AG

**Asking Price: £250,000**  
**Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com



# The Cottage, Holemoor, Bradford, Holsworthy, Devon, EX22 7AG



- SEMI DETACHED COTTAGE
- 2 BEDROOMS
- OFF ROAD PARKING
- GENEROUS GARDEN
- SOLAR PANELS & AIR SOURCE HEAT PUMP
- QUIET HAMLET LOCATION
- NO ONWARD CHAIN
- EPC B & COUNCIL TAX BAND B.



Situated in a quiet and peaceful Hamlet between the popular village of Shebbear and the bustling market town of Holsworthy, is this charming 2 bedroom, semi detached cottage. This delightful residence still boasts many character features throughout but has the distinct advantage of an air source heat pump, solar panels and battery. Th residence also benefits from off road parking and a generous enclosed garden with wooden lodge. EPC B & Council Tax Band B.



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### Directions

From Holsworthy proceed on the A3072 Hatherleigh road for 4.5 miles and upon reaching Brandis Corner turn left signed Shebbear. Follow this road for 1.5 miles and upon reaching Holemoor continue towards Shebbear and The Cottage will be found on the right hand side with a Bond Oxborough Phillips 'For Sale' board clearly displayed.

### Situation

Holemoor is a quiet and unspoilt hamlet lying some 6 miles from Holsworthy. This bustling market town caters particularly well for the locality with a good range of shops, leisure amenities, professional services with a Primary & Secondary school. Nearby villages include Shebbear with its well known Public School, Black Torrington and Sheepwash with the renowned Half-Moon Inn and Black River Inn. Sheepwash also offers excellent game fishing opportunities along the River Torridge. Easy access to Okehampton and the A30 dual carriageway allows the Cathedral City of Exeter to be reached with about a 50 minute car drive.



# Internal Description

**Open plan Living/Dining/Kitchen area** - 21'9" x 13'3" (6.63m x 4.04m)

Kitchen area: A modern fitted kitchen comprising a range of wall and base mounted units with work surface over incorporating a stainless steel sink drainer unit with mixer tap. Space for electric cooker, under counter fridge and plumbing for washing machine. Access to under stairs larder cupboard. Window to rear elevation.

Living/Dining area: Ample room for sitting room suite and dining table and chairs. Feature Inglenook fireplace with clome oven, stone surround, slate hearth and wooden mantle. Stairs leading to first floor landing. Window to front and rear elevations.

**First Floor Landing** - Window to front elevation. Access to loft hatch.

**Bedroom 1** - 11'10" x 10' (3.6m x 3.05m)

Double bedroom with window to rear elevation, overlook the garden.

**Dressing Room** - 7'9" x 4'11" (2.36m x 1.5m)

Window to rear elevation.

**Bedroom 2** - 7'9" x 6'10" (2.36m x 2.08m)

Window to rear elevation, enjoying views of the garden.

**Bathroom** - 7'10" x 7'3" (2.4m x 2.2m)

A fitted suite comprising panel bath with electric shower over, pedestal wash hand basin and close coupled WC. Access to storage cupboard housing the hot water cylinder. Frosted window to front elevation.

**Outside** - The property offers 1 covered off road parking space to the side, with a handy storage area behind. A gate from the parking/storage area providing access to the entrance door. Steps lead to the generous enclosed rear garden, which is principally laid to lawn and bordered by mature hedges providing a high degree of privacy. The garden has been planted with a variety of mature flowers/shrubs and trees. Within the grounds there is a wooden summer house with power and light connected.

**The Summer House** - 16'11" x 8'4" (5.16m x 2.54m)

Power and electric connected.

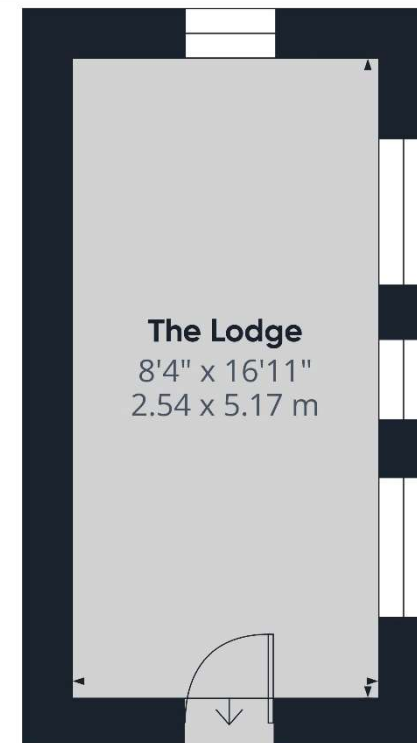
**EPC Rating** - EPC rating B (83) with the potential to be B (90). Valid until June 2034.

**Services** - Mains water, electricity and drainage. Air source heat pump, solar panels and battery.

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

**Agents Note** - Please note, the adjoining neighbour has a right of access.





Floor 0 Building 2



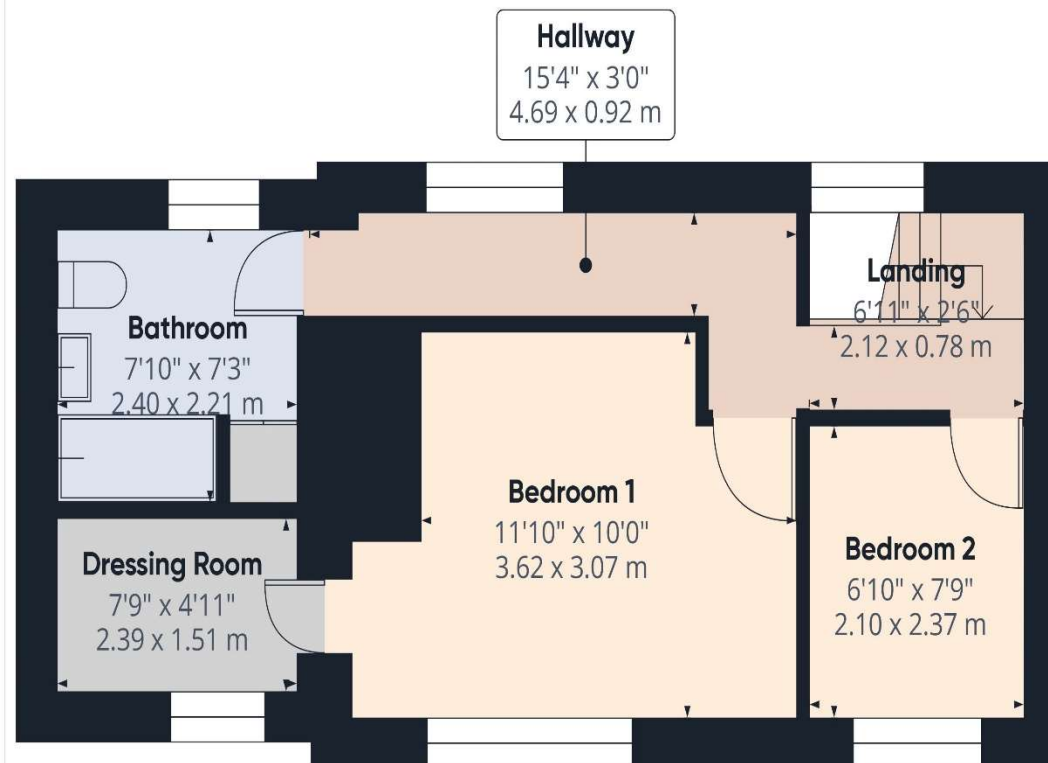
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## We are here to help you find and buy your new home...

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mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>83</b>	<b>90</b>
England, Scotland & Wales	EU Directive 2002/91/EC	