



Bond
Oxborough
Phillips

Changing Lifestyles

10 The Vineyards
Holsworthy
Devon
EX22 6JG

Asking Price: £275,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com



- DETACHED BUNGALOW
- 3 BEDROOMS
- FRONT AND REAR GARDEN
- OFF ROAD PARKING FOR 2 VEHICLES
- ATTACHED GARAGE
- SOUGHT AFTER RESIDENTIAL LOCATION
- WALKING DISTANCE TO TOWN CENTRE
- NO ONWARD CHAIN



An exciting opportunity to acquire this nicely presented 3 bedroom, detached bungalow with front and rear garden, off road parking and attached garage. The residence is situated in a small sought after residential cu-de-sac and benefits from being within walking distance to the town centre. EPC TBC.



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Entrance Hall

Kitchen - 9'8" x 8'5" (2.95m x 2.57m)

Fitted with a range of matching wall and base mounted units with work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap. Space for electric oven with extractor over and under counter fridge. Window and door to side elevation.

Living/Dining Room - 20'11" x 11'1" (6.38m x 3.38m)

Light and airy reception room with windows to front elevation. Ample room for living room suite and dining room table and chairs.

Bedroom 1 - 10'9" x 9'9" (3.28m x 2.97m)

Double bedroom with window to rear elevation.

Bedroom 2 - 9'9" x 9'9" (2.97m x 2.97m)

Double bedroom with window to rear elevation.

Bedroom 3 - 7'5" x 7'2" (2.26m x 2.18m)

Internal window to entrance hall.

Bathroom - 6'4" x 5'5" (1.93m x 1.65m)

A fitted suite comprising large shower cubicle, pedestal wash hand basin and low flush WC. Heated towel rail. Window to side elevation.

Outside - The property is approached via its own entrance drive providing off road tandem parking for 2 vehicles and access to the garage. The generous front garden is principally laid to lawn and bordered by a small stone wall to the front and side. A wooden side gate provides pedestrian access to the rear garden which is principally laid to lawn and bordered by a stone wall and bank, which has been planted with a variety of mature flowers and shrubs. On top of the bank there is a small wooden fence. A lovely feature of this property is the outlook to the rear, with the garden backing onto Stanhope park. Adjoining the rear of the residence is a paved patio area providing the ideal space for alfresco dining.

Garage - 16'8" x 7'9" (5.08m x 2.36m)

Electric roller vehicle entrance door to front elevation, pedestrian door to side elevation and window to rear elevation. Power and light connected. Single garage housing "Firebird" oil fired boiler.

Services - Mains water, electricity, and drainage. Oil fired central heating.

EPC Rating - EPC TBC.

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

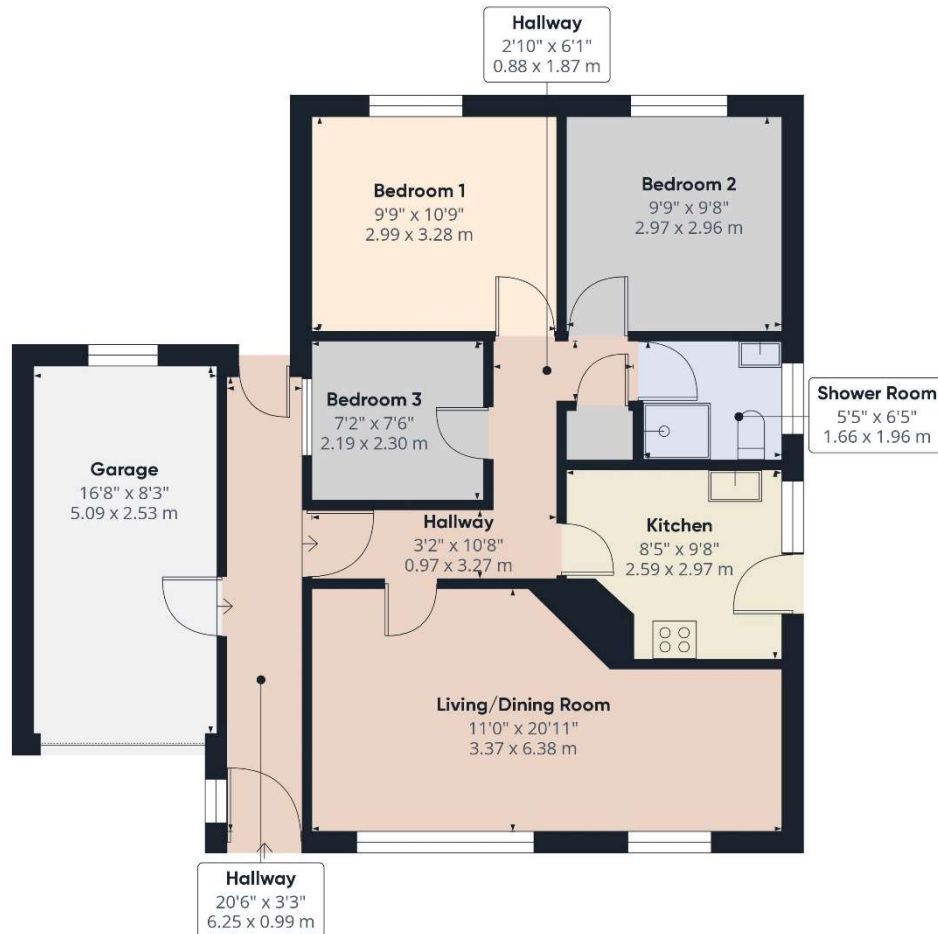
Situation

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

Directions

From the centre of Holsworthy proceed on the A3072 Bude road and on the edge of Holsworthy, opposite the BP Garage, turn right signed Bradworthy/Chilsworthy. Take the first right hand turning into The Vineyards, and proceeding through the development, where number 10 will be found after a short distance on the right hand side with a Bond Oxborough Phillips 'For Sale' board clearly displayed.





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