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Energy Efficiency Rating	
Potential	Current
A (92+)	A (82+)
B (81-91)	B (69-81)
C (69-80)	C (55-68)
D (55-68)	D (39-54)
E (39-54)	E (21-38)
F (21-38)	F (1-20)
G (1-20)	G (1-20)

Not energy efficient - higher running costs

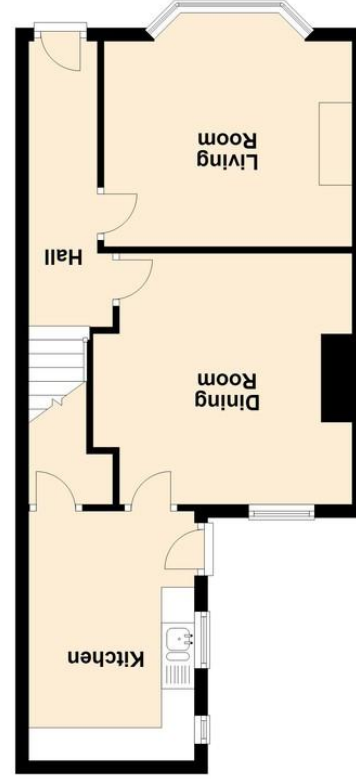
EU Directive 2002/91/EC

England & Wales

www.epca.gov.uk

DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information shown in photographs and are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



Total area: approx. 88.8 sq. metres (956.3 sq. feet)

*The Property Professionals...*



## 2 Uplands Terrace

Holsworthy, Devon, EX22 6BR

Price £225,000

- Spacious semi detached period property
- Within walking distance of Holsworthy town
- Living room with bay window, dining room, kitchen
- Two double bedrooms, modern bath/shower room
- Two useful stores/outbuildings, enclosed rear courtyard, vegetable patch to the front



*The property professionals*

## 2 Uplands Terrace

Holsworthy, Devon, EX22 6BR

Price £225,000

2 Uplands Terrace is a spacious semi detached period property, located within walking distance of the market town of Holsworthy and approximately 8 miles from the coastal town of Bude.

Internally the property offers an entrance hall, South Easterly aspect living room with bay window and picture rail, dining room, kitchen, two first floor double bedrooms and a modern bath/shower room.

Outside there are two useful stores/outbuildings, enclosed courtyard garden to the rear and vegetable patch to the front.

### ENTRANCE HALL

Entering via a UPVC obscure double glazed door to the entrance hall, stairs ascending to the first floor and radiator. Doors serve the following rooms:-

### LIVING ROOM

**12' 3" x 10' 1" (3.73m x 3.07m)** A reception room with a UPVC double bay window to the front elevation with a South Eastly aspect, roof top views across to the countryside. Picture rail, feature fireplace, television, point and radiator.

### DINING ROOM

**12' 6" x 11' 8" (3.81m x 3.56m)** UPVC double glazed windows to the rear elevation overlooking the enclosed courtyard rear garden and radiator.

### KITCHEN

**12' 9" x 8' 4" (3.89m x 2.54m)** Twin UPVC double glazed windows to the side elevation and UPVC door leading out enclosed courtyard rear garden. The kitchen is finished with a range of matching wall and base units with fitted work surface, inset stainless steel sink and drainer with mixer tap and tiled splashback, space for range style cooker, space for freestanding fridge freezer, space and plumbing for washing machine, tiled flooring and door to useful under stairs storage cupboard.

### FIRST FLOOR

Split landing with radiator and doors serving the following rooms:-

### BEDROOM ONE

**15' 1" x 11' 5" (4.6m x 3.48m)** A bright and spacious double bedroom with twin UPVC double glazed windows to the front elevations with a South Eastly aspect, roof top views across to the countryside. Fitted double wardrobe and radiator.

### BEDROOM TWO

**11' 4" x 9' 8" (3.45m x 2.95m)** A double bedroom with UPVC double glazed window to the rear elevation. Rear courtyard garden. Feature fireplace, radiator, and built-in wardrobe.

### BATHROOM

**12' 5" x 8' 4" (3.78m x 2.54m)** A spacious family bathroom that was re-fitted in 2022 and comprises of an UPVC obscure double glazed window to the rear elevation, attractive aqua panelling to the walls, panel enclosed bath, quadrant shower with electric shower, vanity unit with inset basin, touch sensitive mirror with lighting above, WC, radiator and cupboard housing the factory lagged water cylinder.

### OUTSIDE

To the front of the property there is a small brick paved courtyard enclosed via a low brick wall with metal railings. Located on the opsiite side of Uplands Terrace is an area of garden which is laid to a vegetable patch. There is also parking for two vehicles. Wooden side gate leads to the rear enclosed



garden, laid to hard standing for ease of maintenance, small raised flower beds, oil tank and Grant oil fired boiler. Store 1 10'6 x 7'10 light and power connected, wooden framed glazed window and wooden pedestrian door. Store 2 7'9 x 7'8 light connected wooden framed glazed window and wooden pedestrian door. Outside WC 6'3 x 3'00 toilet bowl with high level cistern.

### COUNCIL TAX

Band B

### SERVICES

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

### TENURE

Freehold

### AGENTS NOTE

Please note the parking opposite, the vendors have consent from the next door neighbours with no formal easement.



**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



### Directions

From Bude head out of town towards Stratton and then take the A3072 towards Holsworthy. As you enter the town of Holsworthy, continue up the hill passing the school on the right and follow the signs to Holsworthy town centre. From the centre of Holsworthy follow the road out of town in the direction of Launceston down the hill into Chapel Street passing under the old railway bridge, the entrance to Uplands Terrace will be found on the right hand side just after the turning into Underlane. The property will be located a short distance along on the right hand side.

