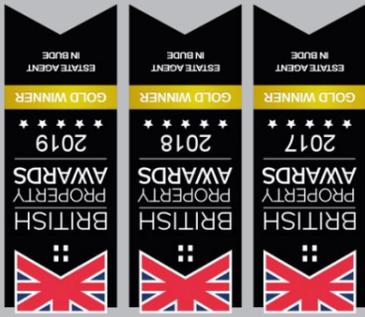


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DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order 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 by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Separate negotiations are NOT included unless specifically mentioned in the sales particulars. They may however be available by journey to see a property.

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



*The Property Professionals...*



## 25 Brooks Avenue

Holsworthy, Devon, EX22 6FQ

Price £285,000

- Modern and well presented three storey mid terrace property
- Open plan dual aspect kitchen living dining room with integrated appliances
- Three double bedrooms, family bathroom
- Within short walking distance of Holsworthy's market town
- Enclosed rear gardens, off road parking and garage



# 25 Brooks Avenue

Holsworthy, Devon, EX22 6FQ

Price £285,000

25 Brooks Avenue is a modern and well presented three storey mid terrace property located within short walking distance of Holsworthy's market town. The property has been built by the prestigious builders, 'Highfield Homes' and benefits from underfloor heating throughout powered by an air source heat pump and the remainder of a 10 year LABC structural warranty.

The well presented accommodation briefly comprises; entrance hall, cloakroom, Garage/crafting room. Open plan dual aspect kitchen living dining room with integrated appliances. On the second floor there are two double bedrooms, one single bedroom and a separate bathroom.

Outside there is parking to the front and an enclosed garden to the rear which is mostly laid to lawn with a patio seating area. Available with no onward chain.

#### ENTRANCE HALL

Entering the property via a composite door. Grey LVT flooring and stairs ascending to the first floor. Door to the garage and door to WC

#### WC

**6' 6" x 5' 8" (1.98m x 1.73m)** Pedestal mounted low flush WC, wall mounted wash hand basin with vanity unit under. Inset spot lights and extractor fan.

#### GARAGE

**19' 04" x 12' 08" (5.89m x 3.86m)** Currently used as a hobby room with electrically operated roller door, with light, power and TV point. and a painted floor.

#### CRAFT ROOM

**7' 11" x 6' 02" (2.41m x 1.88m)** A useful crafting room, with light and power connected, worksurface to the rear and window looking in to the garage and door to

#### STORE

**9' 03" x 6' 00" (2.82m x 1.83m)** The rear of the garage has been sectioned off to create a storage area, with cupboard housing the boiler.

#### LANDING

**7' 03" x 6' 10" (2.21m x 2.08m)**

#### OPEN PLAN LIVING/KITCHEN/DINING ROOM

**25' 11" x 17' 01" (12'07" reducing to 12'07") (7.9m x 5.21m)** An impressive open plan living/kitchen/diner with UPVC double doors opening to the rear garden.

The Kitchen is fitted with a range of high gloss grey floor and base units, with soft close doors and drawers, contrasting wood effect work surface over. Inset stainless steel one and a half bowl sink with chrome mixer tap over, inset electric hob and built in oven. Further built in appliances include dishwasher and washing machine. Inset spot lights and UPVC double glazed window to the front elevation.

#### BEDROOM ONE

**13' 4" x 12' 11" (4.06m x 3.94m)** A spacious double bedroom with built in wardrobe and UPVC double glazed window to the rear elevation.

#### BEDROOM TWO

**13' 04" x 10' 1" (4.06m x 3.07m)** Another double bedroom with built in wardrobe and UPVC double glazed window to the front elevation.

#### BEDROOM THREE

**7' 4" x 6' 7" (2.24m x 2.01m)** A single bedroom, with UPVC double glazed window to the front elevation. TV point.

#### FAMILY BATHROOM

**7' 00" x 6' 8" (2.13m x 2.03m)** Fitted with a 3 piece suite comprising of, Pedestal low flush WC, wall mounted wash hand basin with vanity unit under, Panel enclosed bath with mains fed shower over with glass screen. attractive tiling, and splash back, wall mounted chrome towel rail.

#### OUTSIDE

Double doors open from the living room on to the patio seating area, the garden is mostly laid to lawn with pedestrian access to the rear.

#### SERVICES

Air source heat pump. Mains water and Drainage, Mains electricity

#### TENURE

Freehold

**FREE  
SALES  
&  
LETTINGS**  
MARKET APPRAISAL

*Award winning*



## Directions

From Bude head out of town towards Stratton and then take the A3072 towards Holsworthy, continue on this road for approximately 6 miles, passing Holsworthy Golf Course and then The Rydon Inn. As you come into the 30 mph zone take the first right into Brooks Avenue, continue towards the end of the cul de sac and No.25 will be found on the left hand side.

