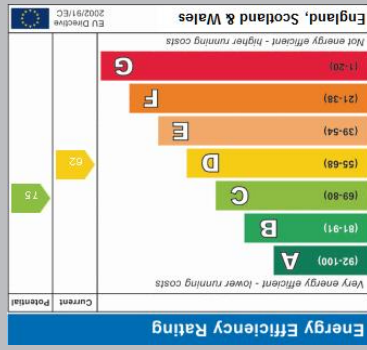
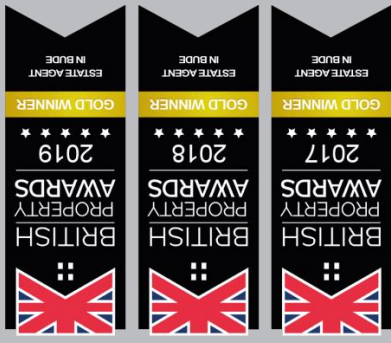


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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



The Property Professionals...



Southbourne Lodge, Wimble Hill

Holsworthy, Devon, EX22 6LY

Price £325,000

- Well presented detached 3 bedroom dormer bungalow
- Within walking distance of Holsworthy town
- Three double bedrooms, en-suite and family bathroom
- Off road parking for several vehicles
- Low maintenance rear garden with large storage shed



The property professionals

Southbourne Lodge, Whimble Hill

Holsworthy, Devon, EX22 6LY

Price £325,000

Southbourne Lodge is a modern detached property that offers a healthy balance of spacious living and sleeping accommodation.

The property is immaculately presented and comprises: entrance hall, cloakroom/WC, utility room, modern fitted kitchen, dining room, spacious sitting room, study area, ground floor bedroom 3, two further first floor bedrooms with master en-suite and a family bathroom.

The property is located within walking distance of Holsworthy town centre and its local amenities.

ENTRANCE HALL

UPVC double glazed entrance door with side windows leads into a light and spacious entrance hall, with coved ceilings, single radiator, stairs ascending to the first floor landing with storage cupboard under and four panel doors serving the following rooms:-

CLOAKROOM/WC

5' 9" x 3' 9" (1.75m x 1.14m) Modern white suite comprising: low level WC and wall mounted wash hand basin. Single radiator, extractor fan, coved ceilings, obscure glazed window to the front elevation.

DINING ROOM

12' 4" x 9' 5" (3.76m x 2.87m) A dual aspect reception room with double glazed windows to front and side elevations, coved ceilings, single radiator, laminate wood effect flooring throughout and open arch leading into:-

KITCHEN

15' 6" x 9' 8" (4.72m x 2.95m) Fitted with an extensive range of modern wall and floor cupboards with work surface over, one and a half bowl composite sink and drainer, integrated AEG dishwasher, built-in fridge-freezer, built-in NEFF electric double oven with NEFF induction 4 ring hob and extractor canopy over, feature shelving and display cabinetry. Again being laid with matching laminate wood effect flooring and tiled splashbacks. Double glazed windows to side and rear elevations, coved ceilings, recess ceiling spotlights, door returning back to entrance hall and further door leading out to:-

UTILITY ROOM

6' 8" x 6' 8" (2.03m x 2.03m) Again fitted with matching wall units and work surface area, with floor mounted oil-fired central heating boiler,

space and plumbing for washing machine and space for tumble dryer. Single radiator, double glazed window to the rear elevation, coved ceilings, recessed ceiling spotlight, access to small loft space and double glazed door leading out to the rear garden.

SITTING ROOM

14' 7" x 12' 11" (4.44m x 3.94m) A light and spacious room with double glazed french doors leading out to the rear garden with additional glazed side panels allowing extra light. Modern conventional wood burning stove. Coved ceilings, single radiator, carpet with laminate wood effect flooring and open arch leading through into:-

STUDY AREA

12' 7" x 5' 4" (3.84m x 1.63m) Dual aspect with double glazed windows to front and side elevations, coved ceilings and single radiator.

BEDROOM 3

10' 4" x 9' 0" (Plus door recess)" (3.15m x 2.74m) Double glazed window to the front elevation, coved ceilings and single radiator.

FIRST FLOOR LANDING

Stairs ascend from the main entrance hall up to a first floor landing with velux roof window to the rear elevation, under eaves storage cupboard, single radiator and doors serve the following rooms:-

BEDROOM 1

16' 1" x 11' 10" (4.9m x 3.61m) Double glazed window to the front elevation, double radiator, access to loft space, under eaves storage and door leading into:-

ENSUITE

9' 2" x 5' 4" (2.79m x 1.63m) A spacious en-suite with double glazed window to the side elevation and half wall tiling. White suite comprising: large tiled shower enclosure with mixer shower over, low level WC and pedestal wash hand basin. Laminate wood effect flooring, extractor fan.



BEDROOM 2

16' 2" x 9' 4" (4.93m x 2.84m) Double glazed window to the front elevation, double radiator, access to loft space and under eaves storage cupboard.

BATHROOM

9' 1" x 6' 6" (2.77m x 1.98m) Modern white suite, being complemented with chrome taps and fittings, to include: panelled bath with telephone style shower mixer over, low level WC and pedestal wash hand basin. Full wall tiling, laminate wood effect flooring, radiator velux roof window to the rear elevation and extractor fan.

OUTSIDE

To the front of the property is a small garden area laid to patio with steps leading up to the front door. To the side of the property is an extensive brick paved driveway providing off-road parking for several vehicles which, in turn, leads round to the rear garden. There is a patio area directly accessed from the sitting room and a raised garden with feature planting, borders and shrub as well as 9'10 X 9'10 garden shed.

COUNCIL TAX

BAND D

SERVICES

Mains water and electricity. Private drainage. Oil-fired central heating.

TENURE

Freehold



FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

DIRECTIONS

From the centre of Holsworthy proceed through the town towards Launceston on the A388. Descend the hill out of town and then as you start to climb up Whimble Hill, Southbourne Lodge is the first property on the left hand side.

