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EX23 8BB

BRITISH PROPERTY AWARDS 2019

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS 2018

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS 2017

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GOLD WINNER

ESTATE AGENT IN BUDE

Very energy efficient - lower running costs		
A (92+)	B (81-91)	C (69-80)
D (55-68)	E (39-54)	F (21-38)
G (1-20)		
84	61	
Potential	Current	

estate agents

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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...

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19 The Vineyards

Holsworthy, Devon , EX22 6JG

Price £279,950

- Peaceful cul-de-sac location within walking distance of Holsworthy town and its amenities
- Well presented detached bungalow
- Lounge dining room and kitchen
- Three bedrooms and recently fitted shower room
- Off road parking, single garage and enclosed garden. No chain

The property professionals

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, take the left-hand turning opposite BP petrol station into Trewyn Road and first right into The Vineyards and the property will be located a short distance along on the left hand side.

19 The Vineyards

Holsworthy, Devon, EX22 6JG

Price £279,950

19 The vineyards is a well presented detached three bedroom bungalow set within a peaceful cul-de-sac and walking distance of the market town of Holsworthy and approximately 8 miles from the coastal town of Bude.

The accommodation briefly comprises; entrance porch and hall, lounge dining room, kitchen, three bedrooms and a shower room. The property benefits from oil fired central heating and double glazing throughout.

Outside there is off-road parking as well as an attached garage and enclosed private, low maintenance gardens to the rear. Available with no onward chain.

ENTRANCE HALL

The property is approached by a gentle ramp to the side. Entering the property via a UPVC double glazed door in to the hall way, loft access, airing cupboard with hot water cylinder and shelving and doors serving the following rooms.

LIVING ROOM

20' 11" x 11' 00 (reducing 7'05)" (6.38m x 3.35m) A light and airy living room with two large UPVC double glazed windows to the front elevation overlooking the garden, television and telephone point.

KITCHEN

9' 08 (Max)" x 8' 05" (2.95m x 2.57m) Fitted with a range of wooden wall and base units and contrasting work surface over, inset stainless steel sink and side drainer, space for freestanding cooker, space and plumbing for washing machine. UPVC stable door leads to the side access and garden.

BEDROOM ONE

10' 08" x 9' 08" (3.25m x 2.95m) A double bedroom with UPVC double glazed window to the rear elevation overlooking the garden.

BEDROOM TWO

9' 10" x 9' 08" (3m x 2.95m) Another double bedroom with UPVC double glazed window to the rear elevation, over looking the garden.

BEDROOM THREE

7' 05" x 7' 02" (2.26m x 2.18m) A single bedroom or office space, with UPVC double glazed window to the side elevation.

SHOWER ROOM

6' 05" x 5' 05" (1.96m x 1.65m) A recently fitted and well appointed shower comprising of low flush pedestal WC, pedestal wash hand basing with chrome taps, double walk in shower enclosure, attractive tiling to the walls, chrome heated towel rail and grey laminate flooring.

GARAGE

16' 04" x 8' 03" (4.98m x 2.51m) Electric roller door to the front and pedestrian door to the rear, giving access to the garden. Light and power connected.

OUTSIDE

The front of the property is approached via a driveway, with off road parking for two vehicles and access to the garage, a shallow ramp leads to the front door. Mature plants and shrubs to the front.

Pedestrian gate to the side, leading to the rear garden.



At the rear of the property there is a low maintenance and private garden with a mixture of paved patio and raised gravel areas, mature plants, shrubs and trees and a useful shed/summer house.

SERVICES

Mains water and drainage, mains electricity, oil fired central heating.

COUNCIL TAX

Band C

TENURE

Freehold.

