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32 Queen Street

Bude, Cornwall

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

GOLD WINNER

ESTATE AGENT IN BUDE

Energy Efficiency Rating

Very energy efficient - lower running costs

(92-100)

A

(81-91)

B

(69-80)

C

(55-65)

D

(39-54)

E

(21-38)

F

(1-20)

G

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

estate agents

property management

lettings

COLWILLS

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 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

Second Floor
Approx. 25.5 sq. metres (268 sq. feet)

First Floor
Approx. 42.1 sq. metres (452 sq. feet)

Ground Floor
Approx. 42.3 sq. metres (453 sq. feet)

Total area: approx. 112.9 sq. metres (1215.0 sq. feet)

The Property Professionals...

COLWILLS

estate agents

property management

lettings

45 Brooks Avenue Holsworthy, Devon, EX22 6FQ

Price £265,000

- Modern and well presented three story terrace property
- Open plan dual aspect kitchen living room with integrated appliances
- Enclosed rear gardens with allocated parking space
- Within short walking distance of Holsworthy's market town
- Three double bedrooms, en-suite to the principle bedroom and separate family bathroom

The property professionals

Award winning



Directions

From the centre of Bude follow the one way system down to The Strand and at the mini roundabout turn left following the main road up the hill until joining the A39. Turn left, signposted towards Bideford, and after approximately ¾ of a mile turn right, signposted to Holsworthy on the A3072. Follow this road through the old part of Stratton and continue along 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 Rydon Fields and the property will be located on the left hand side set back slightly from the road.

45 Brooks Avenue

Holsworthy, Devon, EX22 6FQ

Price £265,000

Located within short walking distance of Holsworthy's market town. This well presented mid terrace property benefits from 3 double bedrooms, underfloor heating on all floors via an air source heat pump, modern kitchen enclosed rear garden and allocated parking space.

The property provides the following accommodation over three floors: Entrance hall, cloakroom, kitchen/living room with integrated appliances, two first floor bedrooms and a modern family bathroom and a further second floor bedroom with en-suite shower room. Outside, there is an enclosed rear garden and parking space. This stylish property is sure to be of considerable interest and would suit as either a main residence, investment purchase.

ENTRANCE HALL

5' 4" x 6' 7" (1.63m x 2.01m) Entering via a composite UPVC door with obscure glazing and side window. Oak effect LVT flooring and stairs ascending to the first floor. Doors serve the following rooms;

OPEN PLAN LIVING/KITCHEN/DINING ROOM

17' 11" x 25' 9 (Max)" (5.46m x 7.85m) A bright and spacious dual aspect open plan living room with sliding patio doors and shuttered blinds out to the rear enclosed garden.

The kitchen comprises of matching white gloss wall and base units with a laminate worksurface over, four ring induction hob, electric oven, integrated washer, dryer and slimline dishwasher. Stainless steel one and a half half bowl sink with draining board and chrome mixer tap over. The flooring is a continuation of a wood effect LVT. Door to the under stairs cupboard with useful storage space.

WC

2' 11" x 6' 5" (0.89m x 1.96m) Downstairs WC complete with pedestal wash handbasin and pedestal mounted low flush WC. Inset spotlights and extractor fan.

FIRST FLOOR

UPVC double glazed window to the front elevation, stairs ascending to the second floor, door to linen cupboard and doors serve the following rooms:-

FAMILY BATHROOM

6' 8" x 8' 5" (2.03m x 2.57m) A good size family bathroom complete with matching three piece white suite pedestal wash hand basin with chrome mixer tap over, WC and enclosed panel bath with chrome mixer tap and separate main fed shower over. Electric wall mounted Chrome towel rail. Bath area is tiled with LVT flooring.

BEDROOM TWO

10' 10" x 12' 9" (3.3m x 3.89m) A generous sized double bedroom with built-in wardrobe, feature painted wall enjoying views out into the enclosed rear garden UPVC windows and shutter blinds.

BEDROOM THREE

10' 10" x 10' 0" (3.3m x 3.05m) a good size double bedroom with white UPVC windows to the front elevation and shutter blinds, built in wardrobe, laid to carpet.

BEDROOM ONE

14' 8" x 15' 3 (Max)" (4.47m x 4.65m) A spacious dual aspect principle bedroom with UPVC windows to front and rear elevation.

Large built-in wardrobes and eaves storage Door leading to:-



ENSUITE

7' 4" x 8' 3 (Max)" (2.24m x 2.51m) Enclosed mains fed shower, pedestal hand basin with chrome mixer tap over and white matching WC, chrome towel rail, obscure UPVC double glazing to the front, elevation LVT flooring.

OUTSIDE

To the rear of the property there is an enclosed West facing rear garden laid mostly to lawn but benefiting from patio area and pathway leading to the rear access gate to the allocated parking space.

COUNCIL TAX

Band C

SERVICES

Mains water, mains drainage and electricity. Air source heat pump.

TENURE

Freehold

