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

Energy Efficiency Rating

EU Directive 2002/91/EC

Very energy efficient - lower running costs (92+)

A (81-91)

B (69-80)

C (55-68)

D (39-54)

E (21-38)

F (1-20)

G (1-20)

Not energy efficient - higher running costs

Current: 70

Potential: 85

BRITISH PROPERTY AWARDS 2017 GOLD WINNER

BRITISH PROPERTY AWARDS 2018 GOLD WINNER

BRITISH PROPERTY AWARDS 2019 GOLD WINNER

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The Property Professionals...

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# 4 Little Meadow

Pyworthy, Holsworthy, Devon, EX22 6TT

Price £299,950

- Modern detached bungalow in a quiet cul-de-sac
- Located in the picturesque and charming village of Pyworthy
- Living room with an open fireplace, kitchen breakfast room
- Two double bedrooms, ensuite to the principal bedroom, separate bathroom
- Detached single garage, off road parking and private enclosed garden. No onward chain

The property professionals



# FREE SALES & LETTINGS MARKET APPRAISAL

*Award winning*



## Directions

From Bude proceed on the A3072 until reaching Holsworthy Golf Club, turn right signposted Pyworthy and at the next T junction turn right towards Derrill. Upon reaching Derrill turn left, signposted Pyworthy and upon entering the village turn left signposted Derriton and Holsworthy, passing the village hall, take the next right into Shortlands, following this road around into Little Meadow and the property will be located on the right hand side.

## 4 Little Meadow

Pyworthy, Holsworthy, Devon, EX22 6TT

Price £299,950

4 Little Meadow is a modern detached bungalow located in a quiet small development of similar properties in the picturesque and charming village of Pyworthy, approximately 2 miles from the market town of Holsworthy and 9 miles from the seaside town of Bude.

Internally the property offers an entrance hall, living room with an open fireplace, kitchen breakfast room, two generously sized double bedrooms, with the principal bedroom benefiting from an ensuite, alongside a separate family bathroom.

Externally, the property includes a detached single garage, off-road parking, and a private, enclosed rear garden. This home is offered with no onward chain, making it a convenient and appealing option for those looking to move without delay.

### ENTRANCE HALL

Entering via a wooden framed double glazed door to the entrance hall with coved ceiling, loft hatch access, wood flooring and door to linen cupboard with radiator and shelving. Doors serve the following rooms:-

### LIVING ROOM

**16' 8" x 11' 00" (5.08m x 3.35m)** A bright and spacious dual aspect reception room with UPVC double glazed window to the front elevation and UPVC double glazed patio doors to the rear, overlooking and leading out to the garden. Coved ceiling, open fire place with slate hearth and stone surround, television point, telephone point, two radiators and wood flooring.

### KITCHEN/BREAKFAST ROOM

**12' 2" x 9' 00" (3.71m x 2.74m)** UPVC double glazed window and door to the rear elevation overlooking and leading out to the garden. Coved ceiling, radiator, Firebird oil fired boiler and wood flooring.

The kitchen is finished with a range of matching wall and base units with fitted worksurface, inset stainless steel sink and drainer with mixer tap. Inset electric hob with pull out extractor, integrated electric oven, space for under counter fridge and space and plumbing for washing machine.

### BEDROOM ONE

**12' 6" x 12' 3" (3.81m x 3.73m)** A spacious principal bedroom with a UPVC double glazed window to the rear elevation overlooking the private enclosed garden. Coved ceiling, telephone point and radiator.

Door to:-

### ENSUITE

**8' 5" x 2' 11" (2.57m x 0.89m)** UPVC obscure double glazed window to the side elevation, coved ceiling, extractor fan and radiator. Shower enclosure with an electric shower, wall hung wash hand basin, WC and part wall tiling.

### BEDROOM TWO

**12' 3" x 10' 00" (3.73m x 3.05m)** A bright and spacious South aspect dual aspect double bedroom with UPVC double glazed windows to the front and side elevations overlooking the gardens. Coved ceiling and radiator.

### BATHROOM

**6' 5" x 6' 2" (1.96m x 1.88m)** UPVC obscure double glazed window to the side elevation, coved ceiling, extractor fan and radiator. Panel enclosed bath, pedestal wash hand basin, WC and part wall tiling.

### GARAGE

**19' 3" x 9' 1" (5.87m x 2.77m)** Up and over door with wooden framed glazed pedestrian door to the rear, light and power connected.

### OUTSIDE

To the front there is a stone wall with planting and garden laid to lawn with path leading to the front door. Side gate and path leads to the private and enclosed garden with fence boundary to either side and brick wall to the rear. There is a paved patio seating area accessed from the living room and kitchen with a stone-faced wall with planting and steps up to the garden which is laid to lawn with a selection of fruit trees. Space for garden shed and oil tank.



### COUNCIL TAX

Band C

### SERVICES

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

### TENURE

Freehold

