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Energy Efficiency Rating	
Potential	Current
81	69

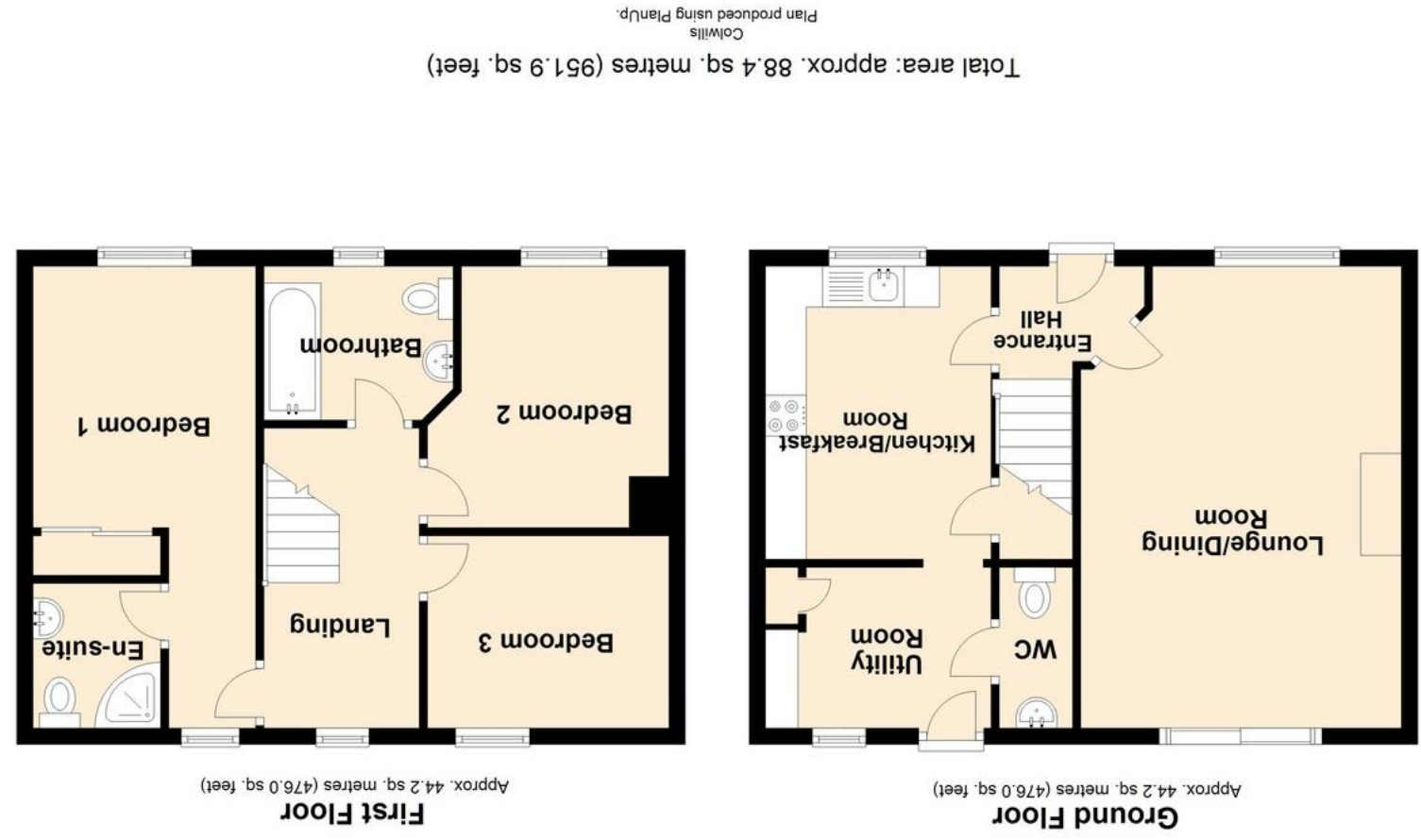
Very energy efficient - lower running costs (92+)
 A (81-91)
 B (69-80)
 C (55-68)
 D (39-54)
 E (21-38)
 F (1-20)
 G (0-20)

Not energy efficient - higher running costs

EU Directive 2002/91/EC
 England & Wales
 www.epc.eu.com

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 and 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.



The Property Professionals...



15 Menors Place

Holsworthy, Devon, EX22 6GA

Price £335,000

- Well presented modern link detached house
- Quiet and convenient location close to the town centre
- Lounge dining room, kitchen breakfast room, utility
- Three double bedrooms, ensuite to principal bedroom, separate bathroom
- Single garage, off road parking and South facing garden



15 Menors Place

Holsworthy, Devon , EX22 6GA

Price £335,000

15 Menors Place is a modern link detached family home, located in a convenient location within walking distance of the market town of Holsworthy with a large Waitrose supermarket and all amenities. The nearby coastal town of Bude with its beaches and amenities is approximately 9 miles.

The well presented property offers an entrance hall, lounge dining room with doors leading out to the South facing garden, kitchen breakfast room, utility and cloakroom. On the first floor there are three double bedrooms with ensuite to the principal bedroom and separate bathroom.

Outside there is a single garage with off road parking in front for one vehicle, whilst to the rear the enclosed South facing garden is laid to lawn with a patio seating area. Available with no onward chain.

ENTRANCE HALL

Entering via a obscure double glazed door to the entrance hall with stairs ascending to the first floor, coved ceiling, radiator and doors serve the following rooms:-

LOUNGE DINING ROOM

18' 7" x 12'11 max' 10'00 min" (5.66m x 3.91m) A bright and spacious dual aspect reception room with wooden framed double glazed window to the front elevation and UPVC double glazed patio doors to the rear. Coved ceiling, feature fireplace with an inset electric fire with marble surround, television point, telephone point and two radiators.

KITCHEN BREAKFAST ROOM

11' 8" x 9' 1" (3.56m x 2.77m) Coved ceiling, wooden framed double glazed window to the front elevation, radiator and door to under stairs storage.

The kitchen is finished with a range of matching wall and base units with work surface over, inset stainless steel sink and drainer with mixer tap, inset electric hob with extractor hood, integrated electric oven and freestanding fridge freezer.

UTILITY ROOM

9' 1" x 6' 6" (2.77m x 1.98m) UPVC double glazed doors and wooden framed double glazed window to the rear elevation. Coved ceiling, radiator, fitted base unit with work surface and inset stainless steel sink

and drainer. Cupboard housing the washing machine.

WC

6' 6 2" x 11' (1.98m x 3.35m) Coved ceiling, pedestal wash hand basin, push button low flush WC and radiator.

FIRST FLOOR

Coved ceiling, loft hatch access, radiator and wooden framed double glazed window to the rear elevation. Doors serve the following rooms:-

BEDROOM ONE

18'7 max' 10'2 min" x 9' 1" (5.74m x 2.77m) A spacious principal bedroom with a wooden framed double glazed window to the front elevation, coved ceiling, fitted double wardrobe and telephone point. Door to:-

ENSUITE

5' 10" x 5' 4" (1.78m x 1.63m) Coved ceiling, quadrant shower with mains fed shower, pedestal wash hand basin, push button low flush WC and a chrome wall mounted heated towel rail.

BEDROOM TWO

10' 6" x 8' 8" (3.2m x 2.64m) A spacious double bedroom with coved ceiling, radiator and wooden framed double glazed window to the front elevation.

BEDROOM THREE

9' 9" x 7' 9" (2.97m x 2.36m) A double bedroom with coved ceiling, radiator and wooden framed double glazed window to the rear elevation.



BATHROOM

7' 2" x 6' 2" (2.18m x 1.88m) Coved ceiling and wooden framed double glazed window to the front elevation. Panel enclosed bath, pedestal wash hand basin, push button low flush WC and radiator.

GARAGE

18' 11" x 9' 9" (5.77m x 2.97m) Up and over door with wooden framed double glazed window to the rear elevation and wooden pedestrian door to the side. Light and power connected, space and plumbing for washing machine, Grant floor standing oil fired boiler and loft hatch access.

OUTSIDE

To the front of the property there is off road parking in front of the garage for one vehicle with path leading to the front door. Area of lawn and established shrubs. To the rear the South aspect garden is laid to lawn with attractive and established planting, patio seating area accessed from the lounge dining room and a further gravel seating area.

COUNCIL TAX

Band C

SERVICES

Mains electricity water and drainage. Oil fired central heating.

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. On entering Holsworthy take the second turning left and at the top of the hill turn right at the mini roundabout and take the first left into Menors Place and the property will be located a short distance along on the right hand side.

