



## 4 Church Mews

Week St. Mary, Holsworthy, Devon, EX22 6XH

Price £219,950

- Spacious semi detached bungalow
  - Sought after village location of Week St Mary
  - South aspect lounge dining room, kitchen
  - Two bedrooms and a bathroom
  - Gardens to the front and rear, views over Week St Mary church. No chain
- EPC rating: D



*The property professionals*



## 4 Church Mews, Week St. Mary, Holsworthy, Devon, EX22 6XH

4 Church Mews is a semi detached bungalow located in the peaceful countryside village of Week St. Mary in North Cornwall, the property is a five mile drive to reach the rugged North Cornwall coastline and the popular sandy beaches of Bude and Widemouth Bay.

The property offers an entrance hall, South aspect lounge dining room, kitchen, two bedrooms and a bathroom.

Outside there is a South facing garden to the front and enclosed garden to the rear offering views over St Mary the Virgin's Church. Allocated parking. Available with no onward chain.

### DIRECTIONS

From Bude proceed up to the A39 and head South towards Camelford. After approximately 2 miles (on a sweeping right-hand corner) take the road on the left signposted to Week St Mary. Follow this road for just over a mile until reaching a T-junction and turn right, following the road for 2 miles until entering the village of Week St Mary. At the next T-junction turn left into the village square and left by the village shop into Church Mews and the property will be located on the right hand side.

### ENTRANCE HALL

Entering via a UPVC obscure double glazed door to the entrance hall, coved artex ceiling, telephone point, Dimplex night storage heater and loft hatch access with pull down ladder. Doors serve the following rooms:-

### LOUNGE DINING ROOM

**18' 10" x 10' 8" (5.74m x 3.25m)** A South aspect reception room with a UPVC double glazed window to the front elevation overlooking the garden. Coved artex ceiling, fireplace with brick surround and stone tiled hearth, television point and Dimplex night storage heater.

### KITCHEN

**10' 5" x 9' 3" (3.18m x 2.82m)** Artex ceiling, UPVC double glazed window and obscure double glazed door to the rear elevation overlooking the gardens and church. Fitted with a range of matching wall and base units with fitted square edge works surface, inset stainless steel sink and drainer with mixer tap space and plumbing for washing machine and space for electric cooker. Door to airing cupboard housing the factory lagged hot water cylinder and immersion heater. Further door to a useful storage cupboard.

### BEDROOM ONE

**12' 6" x 10' 8" (3.81m x 3.25m)** A spacious double bedroom with UPVC double glazed window to the rear elevation overlooking the gardens and church. Coved artex ceiling and Dimplex night storage heater.

### BEDROOM TWO

**10' 5" x 8' 00" (3.18m x 2.44m)** A South aspect single bedroom with artex ceiling, Dimplex night storage heater and UPVC double glazed window to the front elevation overlooking the gardens and village square.

### BATHROOM

**7' 2" x 6' 4" (2.18m x 1.93m)** Artex ceiling, UPVC obscure double window to the side elevation, panel enclosed bath with telephone mixer tap and shower attachment, pedestal wash hand basin and WC.

### OUTSIDE

To the front of the property the South facing garden offers an area of lawn and gravel seating area and to the rear the garden is laid to artificial grass with a low brick faced flower bed and pedestrian gate to the side.

### COUNCIL TAX

Band B

### SERVICES

Mains electricity, water and drainage. Fibre to the home.

### TENURE

Freehold



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 by the seller. The agent has no had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items 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



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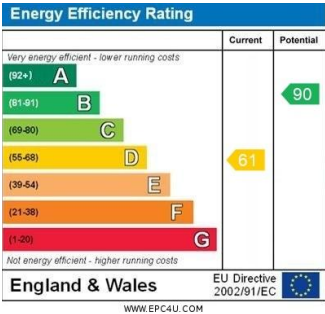
## Ground Floor

Approx. 61.9 sq. metres (666.7 sq. feet)



Total area: approx. 61.9 sq. metres (666.7 sq. feet)

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Plan produced using PlanUp.



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