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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

Current

Potential

87

78

England & Wales

EU Directive 2002/91/EC

www.epcau.com

estate agents

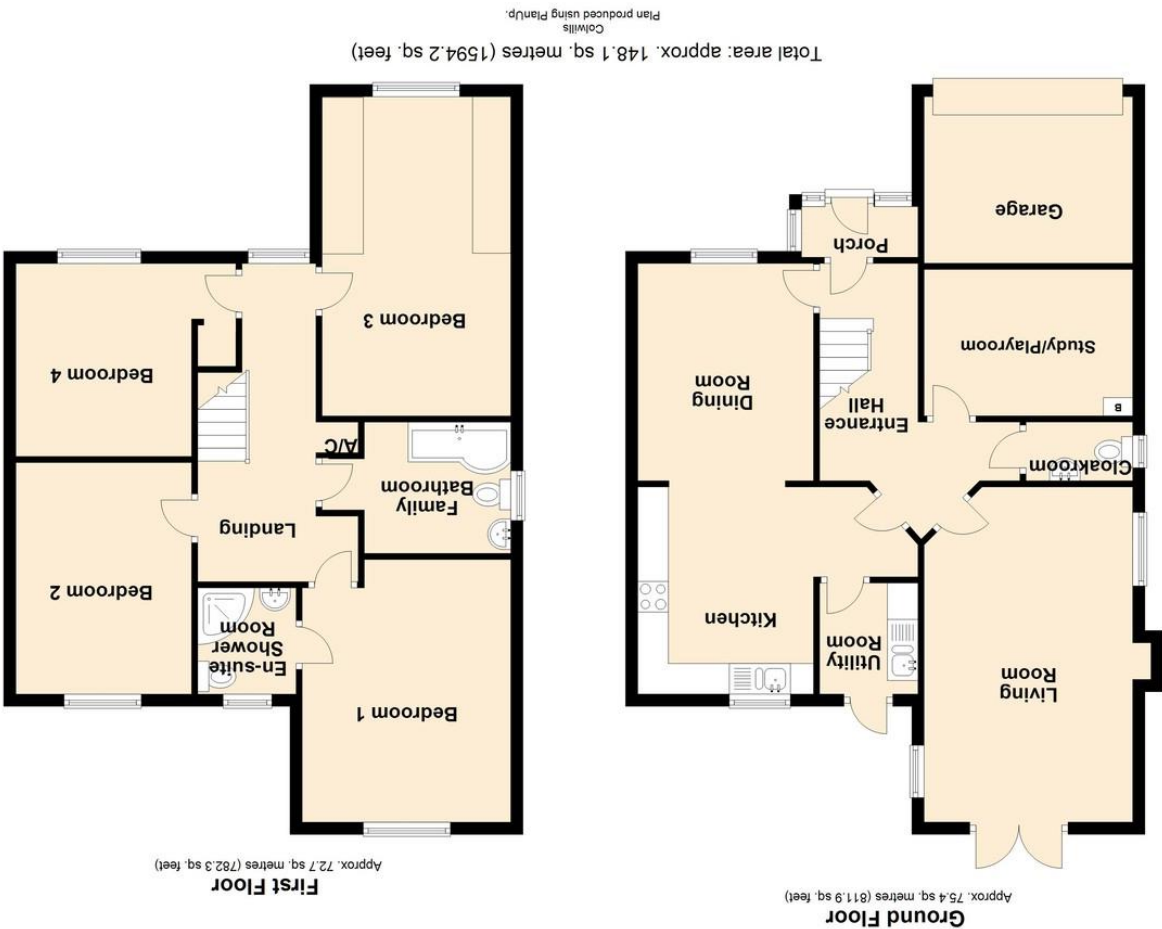
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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



The Property Professionals...

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Evelyn House,

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

Price £385,000

- Spacious detached family home
- Located in the peaceful countryside village of Week St. Mary
- Living room with wood burner, dining room, kitchen and utility
- Four double bedrooms, ensuite to the principal bedroom, separate bathroom
- Garage, extensive parking and enclosed gardens

The property professionals

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FREE

SALES

&

LETTINGS

MARKET APPRAISAL

Award winning

BRITISH PROPERTY AWARDS

2017

★★★★★

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2018

★★★★★

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2019

★★★★★

GOLD WINNER

ESTATE AGENT IN BUDE

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 right and continue up the hill passing the village pub on the right hand side and the property will be located a short distance along on the left hand side.

Evelyn House,

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

Price £385,000

Evelyn House is a spacious detached family home, perfectly positioned in the picturesque countryside village of Week St. Mary, the property is just five miles from the stunning North Cornwall coastline, with the popular sandy beaches of Bude and Widemouth Bay within easy reach.

Designed for modern family living, the home features a welcoming entrance porch and hallway, a spacious living room with a wood burner and french doors opening onto the garden, dining room with oak flooring, leading through to the kitchen with slate flooring, alongside a utility room for added convenience. Upstairs, there are four well-proportioned bedrooms, including a ensuite shower to the principal bedroom, plus a family bathroom both elegantly finished with venetian plaster.

Externally, the property benefits from extensive off-road parking, an integral garage (partially converted to provide a study/playroom and storage space), and enclosed rear garden.

ENTRANCE PORCH
UPVC obscure double glazed door opening into the entrance porch with UPVC double glazed windows to the front and side elevations and slate flooring. Wooden glazed door opens into the:-

ENTRANCE HALL
Stairs ascending to the first floor with under stairs storage area, oak wood flooring and radiator. Doors serve the following rooms:-

CLOAKROOM
6' 3" x 3' 3" (1.91m x 0.99m) UPVC Obscure double glazed window to the side elevation, matching white two piece suite comprising: pedestal wash hand basin, push button low flush WC. Attractive slate tiled flooring, radiator and extractor fan.

LIVING ROOM
17' 8" x 11' 1" (5.38m x 3.38m) A bright and spacious triple aspect room with UPVC double glazed windows to the side elevations and UPVC double glazed french doors opening out to the patio seating area and garden. Fireplace with slate hearth and wood burner, television point, radiator and oak wood flooring with recessed mat well.

STUDY/PLAY ROOM
9' 2" x 7' 10" (2.79m x 2.39m) Cupboard housing the Worcester gas fired combi boiler which is approximately two years old, insulated floor, radiator and wall mounted consumer unit. This room has been created by splitting up the garage with a partition wall, which can easily be taken back down should someone want the garage space.

DINING ROOM
11' 8" x 9' 5" (3.56m x 2.87m) UPVC double glazed window to the front elevation, radiator and the continuation of the solid oak wood flooring. Arch opening through to the:-

KITCHEN
15'1 max' 9'4 min" x 11' 2" (4.8m x 3.4m) UPVC double glazed window to the rear elevation overlooking the rear garden. Inset lighting, radiator and the continuation of the attractive slate tiled flooring.

The kitchen is finished with a range of matching cream fronted wall and base units with a fitted work surface, inset one and a half bowl stainless steel sink with side drainer and mixer tap over. Attractive slate splashbacks, integrated appliances comprising: four ring gas hob with extractor hood, integrated electric cooker, integrated fridge/freezer and dishwasher. Door to:-

UTILITY ROOM
6' 7" x 5' 4" (2.01m x 1.63m) UPVC Double glazed door to the rear garden, fitted base units with work surface, inset one and a half bowl stainless steel sink with side drainer and mixer tap, slate tiled splashbacks, space and plumbing for washing machine, extractor fan, radiator and the continuation of the attractive slate tiled flooring.

FIRST FLOOR
UPVC double glazed window to the front elevation, loft hatch access with pull down ladder, partially boarded loft with light. Radiator and airing cupboard housing slatted shelving and a heated towel rail. Doors serve the following rooms:-

BEDROOM ONE
13' 9" x 11' 1" (4.19m x 3.38m) A bright and spacious principal double bedroom with a double glazed window to the rear elevation with views over the rear garden. Radiator. Door to:-

ENSUITE
5' 9" x 5' 3" (1.75m x 1.6m) UPVC obscure double glazed window to the rear elevation, venetian plaster walls and ceiling with inset lighting and extractor fan. Quadrant shower enclosure with attractive tiling and a mains fed soak head shower, pedestal wash hand basin and a push button low flush WC, wall mounted chrome heated towel rail and solid oak wood flooring.

BEDROOM TWO
12' 5" x 9' 5" (3.78m x 2.87m) A bright and spacious double bedroom with a UPVC double glazed window to the rear elevation enjoying views over the rear. Television point and radiator.

BEDROOM THREE
14' 11" x 10' 4 max" (4.55m x 3.15m) A bright and spacious double bedroom with a UPVC double glazed window to the front elevation, built-in alcove storage shelving, radiator, television point and telephone point.

BEDROOM FOUR
10' 6" x 9' 5" (3.2m x 2.87m) A bright and spacious double bedroom with a double glazed window to the front elevation, television point, radiator and single wardrobe.

BATHROOM
7' 5" x 7' 1" (2.26m x 2.16m) UPVC obscure double glazed window to the side elevation, inset low energy lighting and extractor fan, attractive venetian plaster walls and a matching white three piece suit comprising: "P" shaped panel enclosed bath with curved glass shower screen and electric shower, pedestal wash hand basin and a push button low flush WC with chrome tap and fitments. Wall mounted heated towel rail and oak wood flooring.

GARAGE
Up and over door to the front elevation. Currently split with partition wall to create study/playroom which could easily been taken down.

OUTSIDE
There is extensive off-road parking to the front of the property with a raised flower bed to one side. Side gated access leads to the rear private enclosed garden which is enclosed via fence boundaries and laid to lawn, with a large patio seating area and log store to one side.

COUNCIL TAX
Band D

SERVICES
All mains services are connected. FTTH.

TENURE
Freehold