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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
65	47

England & Wales

EU Directive 2002/91/EC

Not energy efficient - higher running costs

A (+2+)

B (+1-4+)

C (+0-40)

D (-5-48)

E (-39-4)

F (-21-38)

G (-1-20)

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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 by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. 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...

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3 Gloyn Park

Chilsworthy, Holsworthy, Devon , EX22 7BD

Price £264,950

- Generous end terrace family home
- Popular quiet village location, close to Holsworthy and 10 miles to the coast
- Living room, kitchen/dining room and large rear porch
- Three bedrooms, shower room and separate WC
- Garage/workshop, off road parking, enclosed gardens. No onward chain

The property professionals



# FREE SALES & LETTINGS MARKET APPRAISAL

*Award winning*



## Directions

From Bude head out of town towards Stratton and then take the A3072 towards Holsworthy. As you enter the town of Holsworthy, take the left-hand turning opposite BP garage signposted Chilsworthy/Bradworthy. Continue along this road until reaching Chilsworthy and Gloyn Park will be located a short distance along on the left hand side after The Willows.

## 3 Gloyn Park

Chilsworthy, Holsworthy, Devon , EX22 7BD

Price £264,950

3 Gloyn Park is a generous end terrace family home, located in the popular and quiet village of Chilsworthy some two miles from the market town of Holsworthy and 10 miles to the coastal town of Bude.

The property would benefit from some basic modernisation and offers an entrance porch, living room, kitchen/dining room, large rear porch and separate WC. On the first floor there are three bedrooms, a shower room and WC.

Outside there is a generous adjoining garage/workshop with off road parking to the front and enclosed gardens to the front and rear. Available with no onward chain.

### ENTRANCE HALL

Entering via a UPVC obscure double glazed door to the entrance hall with doors to storage cupboard and door to:-

### LIVING ROOM

**14' 3" x 10' 5" (4.34m x 3.18m)** UPVC double glazed window to the front elevation overlooking the gardens. Artex ceiling and night storage heater. Door to:-

### INNER HALL

Staircase ascending to the first floor, fitted storage cupboards and door to:-

### KITCHEN/DINING ROOM

**12' 8" x 11' 4 max' 8' 4 min" (3.86m x 3.56m)** UPVC double glazed window to the rear elevation overlooking the gardens. Artex ceiling and night storage heater.

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 high level electric double oven and space and plumbing for washing machine.

### REAR PORCH

**9' 4" x 6' 9" (2.84m x 2.06m)** UPVC double glazed window to the side elevation overlooking the gardens and UPVC double glazed door. Tiled

flooring.

### WC

**5' 11" x 4' 6" (1.8m x 1.37m)** UPVC obscure double glazed window to the side elevation, pedestal wash hand basin and push button low flush WC.

### FIRST FLOOR

UPVC double glazed window to the side elevation. Artex ceiling, loft hatch access, night storage heater, door to airing cupboard housing the factory lagged hot water cylinder and immersion heater and further storage cupboard. Doors serve the following rooms:-

### BEDROOM ONE

**14' 8" x 8' 4" (4.47m x 2.54m)** A spacious double bedroom with a UPVC double glazed window to the front elevation overlooking the gardens.

### BEDROOM TWO

**8' 6" x 8' 4" (2.59m x 2.54m)** UPVC double glazed window to the rear elevation overlooking the gardens and communal green. Artex ceiling and wall mounted electric heater.

### BEDROOM THREE

**8' 10" x 6' 6" (2.69m x 1.98m)** UPVC double glazed window to the front elevation overlooking the garden. Artex ceiling, wall mounted electric heater and built in cupboard.

### SHOWER ROOM

**5' 9" x 5' 6" (1.75m x 1.68m)** UPVC obscure double glazed window to the rear elevation, artex ceiling, double shower enclosure with electric shower, pedestal wash hand basin and electric blow air heater.



### WC

**5' 2" x 2' 8" (1.57m x 0.81m)** UPVC double glazed window to the rear elevation and WC.

### GARAGE/WORKSHOP

**20' 1" x 13' 7" (6.12m x 4.14m)** Up and over door with wooden framed door to the rear elevation and UPVC double glazed windows to the side and rear. Light and power connected.

### OUTSIDE

To the front of the property there is a driveway with off road parking for two vehicles in front of the garage, pedestrian gate and path leading to the front door with the garden laid to lawn with attractive planting. To the rear the garden is enclosed and is laid to lawn with established planting, patio seating area and wooden pedestrian gate out onto the communal green.

### COUNCIL TAX

Band B

### SERVICES

Mains electricity, water and drainage

### TENURE

Freehold

