

FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From the centre of Bude follow the one way system down to The Strand and at the mini roundabout turn left following the main road up the hill until joining the A39. Turn left, signposted towards Bideford, and after approximately ¾ of a mile turn right, signposted to Holsworthy on the A3072. Follow this road through the old part of Stratton and continue along for approximately 6 miles, passing Holsworthy Golf Course and then The Rydon Inn. As you come into the 30 mph zone take the first left into Trewyn park and the property will be located on the left hand side.

7 Trewyn Park

Holsworthy, Devon, EX22 6LS

Price £365,000

An immaculately presented detached bungalow situated on an elevated plot within this desirable private development, which is located within short walking distance of Holsworthy's market town.

This spacious detached bungalow offers an entrance hall, living room with 9ft high ceilings and steps up to a dining room, kitchen, utility room, three bedrooms, en suite shower to the master and a separate wet room.

Outside, there is a single detached garage with off-road parking and pleasant gardens to both front and rear which are laid mainly to lawn with feature planting.

ENTRANCE HALL

Entering via a UPVC obscure double glazed door with matching windows to either side to a spacious entrance hall with door to storage cupboard, telephone point and radiator. Doors serve the following rooms:-

DINING ROOM

10' 9" x 10' 00" (3.28m x 3.05m) A spacious room being open plan to the living room with UPVC double glazed bay window to the front elevation and radiator. Step down to:-

LIVING ROOM

22' 00" x 12' 4" (6.71m x 3.76m) A bright and spacious triple aspect room with UPVC double glazed windows to the front and side elevation, UPVC double glazed french doors leading out to the gardens, 9ft high ceilings, wood burner which sits on a slate hearth, television point and two radiators.

UTILITY ROOM

10' 9" x 5' 10" (3.28m x 1.78m) UPVC obscure double glazed door to the rear elevation, wall mounted display cabinets, work surface with space and plumbing for washing machine, space for tumble dryer, oil-fired central heating boiler and radiator. Arch into:-

KITCHEN

10' 9" x 10' 8" (3.28m x 3.25m) UPVC double glazed window to the rear elevation overlooking the garden. The kitchen is fitted with a range of

matching wall and base units with fitted work surface over, inset stainless steel sink with side drainer and mixer tap over, inset induction hob with extractor hood over, integrated electric oven, integrated microwave, space for slimline dishwasher and space for fridge/freezer.

BEDROOM ONE

13' 8" x 10' 9" (4.17m x 3.28m) UPVC double glazed window to the rear elevation overlooking the gardens, a bright and spacious double bedroom with built in cupboard and radiator. Door to:-

ENSUITE

6' 00" x 5' 7" (1.83m x 1.7m) UPVC obscure double glazed window to the side elevation, shower enclosure with a mains fed shower over and tiled splash back, pedestal wash hand basin, push button low flush WC and radiator.

BEDROOM TWO

11' 8" x 9' 10" (3.56m x 3m) A double bedroom with a UPVC double glazed window to the front elevation overlooking the gardens and radiator.

BEDROOM THREE

9' 11" x 8' 9" (3.02m x 2.67m) UPVC double glazed windows to front and side elevations overlooking the garden, consumer unit and radiator.

WET ROOM

10' 9" x 7' 5" (3.28m x 2.26m) UPVC obscure double glazed window to the rear elevation, door to the airing cupboard and loft hatch access with pull down ladder, being partially boarded. Nonslip floor with electric shower, vanity unit with storage below, push button low flush WC and radiator.



GARAGE

17' 10" x 9' 3" (5.44m x 2.82m) Up and over door, wooden glazed window to the rear elevation, wooden glazed pedestrian door to side with light and power connected.

OUTSIDE

To the front of the property there is a brick paved path which leads to the front door with the garden laid to lawn and a brick paved drive with garage to one side. Side gate leads to the rear garden with a circular patio seating area, attractive flower beds and steps up to a private lawn area with a mature hedge to the boundary. To the side of the bungalow is an area laid to plum slate gravel with space for garden shed and raised flower bed.

COUNCIL TAX

Band E

SERVICES

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

TENURE

Freehold

