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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

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GOLD WINNER

ESTATE AGENT IN BUDE

Energy Efficiency Rating

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

England & Wales

EU Directive 2002/91/EC

www.epcau.com

estate agents

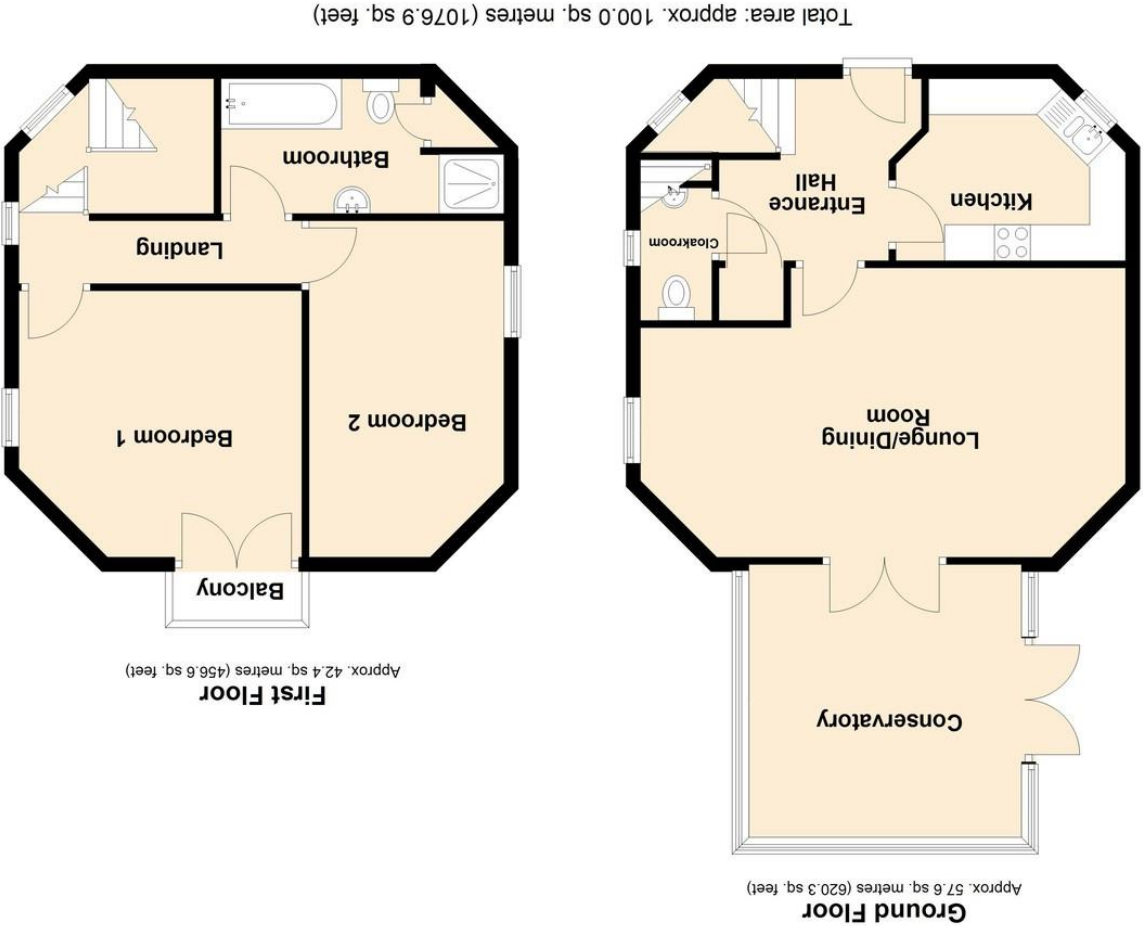
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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



The Property Professionals...

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2 Molesworth Way

Holsworthy, Devon , EX22 7FD

Price £350,000

- Well presented detached house, located on the edge of Holsworthy town
- Exclusive gated development for the over 55's
- Lounge/dining room with french doors leading out to a conservatory, kitchen
- Two double bedrooms with small balcony to the principal bedroom, bathroom
- Detached single garage, off road parking and beautiful landscaped gardens

The property professionals

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 just before The Rydon Inn, turn right into Molesworth Way and the property will be the first property on the right hand side.

2 Molesworth Way

Holsworthy, Devon , EX22 7FD

Price £350,000

2 Molesworth Way is a well presented detached house, located on the edge of Holsworthy town in an exclusive gated development known as 'Rydon Village' for the over 55's, with club house and 15 acres of landscaped gardens, grounds and streamside walks.

Internally the property offers an entrance hall, cloakroom, lounge dining room with french doors leading out to a conservatory, kitchen, two double bedrooms with small balcony to the principal bedroom and a bathroom.

Outside there is a detached single garage with off road parking, whilst to the rear the beautiful landscaped gardens are laid to lawn with established planting and feature palms.

ENTRANCE HALL

Entering via an obscure double glazed composite door to the entrance hall with stairs ascending to the first floor with under stairs storage cupboard, door to useful storage cupboard, radiator and engineered oak flooring. Doors serve the following rooms:-

CLOAKROOM

6' 1" x 3' 1" (1.85m x 0.94m) UPVC obscure double glazed window to the side elevation. Coved ceiling, wall mounted wash hand basin, toilet bowl with concealed cistern, radiator and tiled flooring.

LOUNGE/DINING ROOM

22' 2" x 13'3 max' 10'6 min" (6.76m x 4.22m) A bright and spacious dual aspect reception room with UPVC double glazed windows to either side. Coved ceiling, two radiators, television point, telephone point and engineered oak flooring. UPVC double glazed french doors leading out to:-

CONSERVATORY

12' 6" x 12' 3" (3.81m x 3.73m) UPVC double glazed windows to three elevations with matching room and UPVC double glazed french doors leading out onto the patio seating area and beautiful landscaped gardens. Tiled flooring.

KITCHEN

10'6 max' 9'00 min" x 9'4 max' 4'10 min" (3.28m x 2.84m) UPVC double glazed window to the front elevation. Coved ceiling, tiled flooring and radiator.

Fitted with a range of matching wall and base units with fitted worksurface, inset ceramic sink and drainer with mixer tap, tiled splashback, built in appliances comprise electric oven, inset electric hob with extractor hood, microwave, fridge freezer, dishwasher and washing machine.

FIRST FLOOR

UPVC double glazed window to the side elevation. Coved ceiling and radiator. Doors serve the following rooms:-

BEDROOM ONE

12' 11" x 12' 1" (3.94m x 3.68m) A bright and spacious dual aspect principal double bedroom with UPVC double glazed window to the side elevation and UPVC double glazed french doors to the rear which open out onto a small balcony. Coved ceiling, television point, telephone point and radiator.

BEDROOM TWO

15' 4" x 8' 10" (4.67m x 2.69m) A bright and spacious double bedroom with a UPVC double glazed window top the side elevation. Coved ceiling, television point and radiator.

BATHROOM

12'10 max' 9'5 min" x 6' 4" (3.89m x 1.93m) UPVC obscure double glazed window to the front elevation. coved ceiling. fully tiled walls and



tiled flooring. Panel enclosed bath, shower enclosure with mains fed shower, wall hung wash hand basin, toilet bowl with concealed cistern, chrome wall mounted heated towel rail and door to linen cupboard.

GARAGE

18' 8" (5.69m) Up and over door, light and power connected with UPVC double glazed door to the side elevation.

OUTSIDE

To the front of the property there is off road parking in front of the garage with the garden being hard landscaped for ease of maintenance. Side gate leads to the rear the beautiful and mature landscaped gardens, which are laid to lawn with feature palms, monkey puzzle tree and established shrubs. Patio seating area being accessed via the conservatory and further walled patio to one side with external oil fired boiler.

COUNCIL TAX

Band C

SERVICES

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

TENURE

Freehold. Service charge of £92 PCM includes use of Club House, ground maintenance, street lighting and entrance gates.

