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EX23 8BB

BRITISH PROPERTY AWARDS 2017

ESTATE AGENT IN BUDE

GOLD WINNER

BRITISH PROPERTY AWARDS 2018

ESTATE AGENT IN BUDE

GOLD WINNER

BRITISH PROPERTY AWARDS 2019

ESTATE AGENT IN BUDE

GOLD WINNER

Energy Efficiency Rating

Very energy efficient - lower running costs

A

(92-100)

B

(81-91)

C

(69-80)

D

(55-68)

E

(39-54)

F

(21-38)

G

(1-20)

Not energy efficient - higher running costs

EU Directive

2002/91/EC

England, Scotland & Wales

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 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.

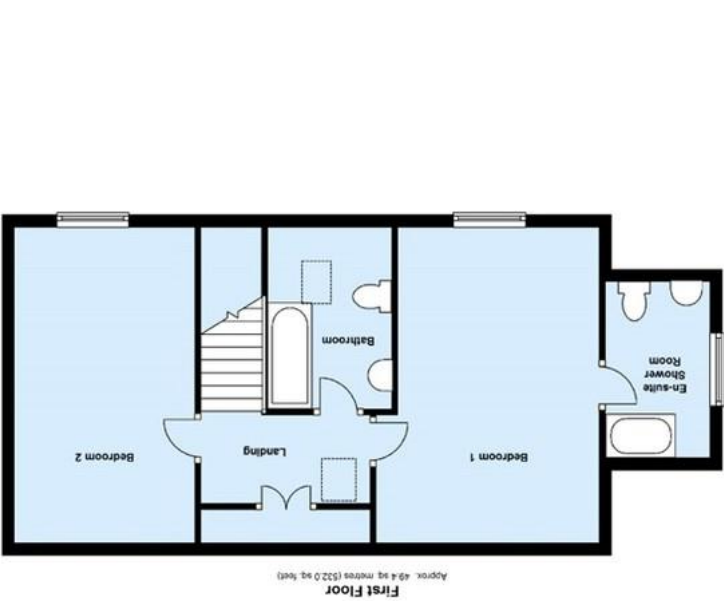
FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide

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Southbourne Lodge, Wimble Hill

Holsworthy, Devon, EX22 6LY

Price £335,000

- Well presented detached 3 bedroom dormer bungalow
- Within walking distance of Holsworthy town
- Living room with wood burner, dining room, study area, kitchen and utility
- Three bedrooms, ensuite to the principal bedroom, separate bathroom
- Low maintenance landscaped garden with useful storage shed

The property professionals

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MARKET APPRAISAL

Award winning

BRITISH PROPERTY AWARDS

2017

★★★★★

GOLD WINNER

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BRITISH PROPERTY AWARDS

2018

★★★★★

GOLD WINNER

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BRITISH PROPERTY AWARDS

2019

★★★★★

GOLD WINNER

ESTATE AGENT IN BUDE

Directions

From the centre of Holsworthy proceed through the town towards Launceston on the A388. Descend the hill out of town and then as you start to climb up Whimble Hill, Southbourne Lodge is the first property on the left hand side.

Southbourne Lodge, Whimble Hill

Holsworthy, Devon, EX22 6LY

Price £335,000

Southbourne Lodge is a modern detached property that offers a healthy balance of spacious living and sleeping accommodation.

Located in a convenient location within walking distance of the market town of Holsworthy with a large Waitrose supermarket and all amenities. The nearby coastal town of Bude with its beaches and amenities is approximately 9 miles.

The property is immaculately presented and comprises: entrance hall, cloakroom/WC, living room with wood burner, study area, separate dining room, modern kitchen, utility, ground floor bedroom three, whilst on the first floor there are two further double bedrooms, with ensuite to the principal bedroom and separate bathroom.

Outside there is extensive brick paved off road parking and easy maintenance landscaped gardens.

ENTRANCE HALL
UPVC double glazed entrance door with side windows leads into a light and spacious entrance hall, with coved ceilings, single radiator, stairs ascending to the first floor landing with storage cupboard under and four panel doors serving the following rooms:-

CLOAKROOM/WC
5' 9" x 3' 9" (1.75m x 1.14m) Modern white suite comprising: low level WC and wall mounted wash hand basin. Single radiator, extractor fan, coved ceilings, obscure glazed window to the front elevation.

LIVING ROOM
14' 7" x 12' 11" (4.44m x 3.94m) A light and spacious room with double glazed french doors leading out to the rear garden with additional glazed side panels allowing extra light. Modern conventional wood burning stove. Coved ceilings, single radiator, carpet with laminate wood effect flooring and open arch leading through into:-

STUDY AREA
12' 7" x 5' 4" (3.84m x 1.63m) Dual aspect with double glazed windows to front and side elevations, coved ceilings and single radiator.

DINING ROOM
12' 4" x 9' 5" (3.76m x 2.87m) A dual aspect reception room with double glazed windows to front and side elevations, coved ceilings, single radiator, laminate wood effect flooring throughout and open arch leading into:-

KITCHEN
15' 6" x 9' 8" (4.72m x 2.95m) Fitted with an extensive range of modern

wall and floor cupboards with work surface over, one and a half bowl composite sink and drainer, integrated AEG dishwasher, built-in fridge-freezer, built-in NEFF electric double oven with NEFF induction 4 ring hob and extractor canopy over, feature shelving and display cabinetry. Again being laid with matching laminate wood effect flooring and tiled splashbacks. Double glazed windows to side and rear elevations, coved ceilings, recess ceiling spotlights, door returning back to entrance hall and further door leading out to:-

UTILITY ROOM
6' 8" x 6' 8" (2.03m x 2.03m) Again fitted with matching wall units and work surface area, with floor mounted oil-fired central heating boiler, space and plumbing for washing machine and space for tumble dryer. Single radiator, double glazed window to the rear elevation, coved ceilings, recessed ceiling spotlight, access to small loft space and double glazed door leading out to the rear garden.

BEDROOM THREE
10' 4" x 9' 00" (3.15m x 2.74m) Double glazed window to the front elevation, coved ceilings and single radiator.

FIRST FLOOR
Stairs ascend from the main entrance hall up to a first floor landing with Velux roof window to the rear elevation, under eaves storage cupboard, single radiator and doors serve the following rooms:-

BEDROOM ONE
16' 1" x 11' 10" (4.9m x 3.61m) Double glazed window to the front elevation, double radiator, access to loft space, under eaves storage and door leading into:-

ENSUITE
9' 2" x 5' 4" (2.79m x 1.63m) A spacious en-suite with double glazed window to the side elevation and half wall tiling. White suite comprising: large tiled shower enclosure with mixer shower over, low level WC and

pedestal wash hand basin. Laminate wood effect flooring, extractor fan.

BEDROOM TWO
16' 2" x 9' 4" (4.93m x 2.84m) Double glazed window to the front elevation, double radiator, access to loft space and under eaves storage cupboard.

BATHROOM
9' 1" x 6' 6" (2.77m x 1.98m) Modern white suite, being complemented with chrome taps and fittings, to include: panelled bath with telephone style shower mixer over, low level WC and pedestal wash hand basin. Full wall tiling, laminate wood effect flooring, radiator Velux roof window to the rear elevation and extractor fan.

OUTSIDE
To the front of the property is a small garden area laid to patio with steps leading up to the front door. To the side of the property is an extensive brick paved driveway providing off-road parking for several vehicles which, in turn, leads round to the rear garden. There is a patio area directly accessed from the sitting room and a raised garden with feature planting, borders and shrubs as well as a useful garden shed.

COUNCIL TAX
Band D

SERVICES
Mains water and electricity. Oil-fired central heating. Private drainage via treatment plant, newly installed 2025.

TENURE
Freehold