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Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

Very energy efficient - lower running costs  
Not energy efficient - higher running costs

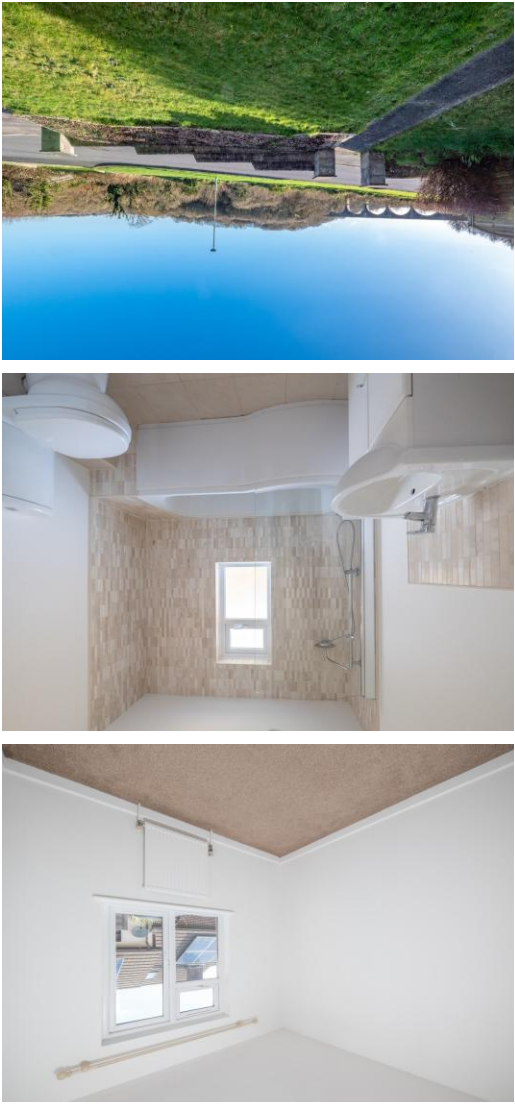
EU Directive 2002/91/EC

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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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# 26 Deer Valley Road

Holsworthy, Devon, EX22 6DA

- Detached 3 Bedroom bungalow, lounge with wood burner
- Off road parking, Garage and wrap around garden
- Views of the Viaduct and surrounding countryside
- Sought after residential area, close to Holsworthy centre
- No Onward Chain

Price £279,950

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 continue up the hill passing the school on the right and follow the signs to Holsworthy town centre. From the centre of Holsworthy turn right into Bodmin Steet and right again into Croft Road, turning left into Westcroft Road, follow this road down the hill and take the second left hand turning into Deer Valley Road, the property will be found a short way along on the left hand side.

## 26 Deer Valley Road

Holsworthy, Devon, EX22 6DA

Price £279,950

26 Deer Valley Road is a well presented detached three bedroom bungalow offering pleasant views of the old viaduct, set within a popular and quiet residential location and walking distance of the market town of Holsworthy and approximately 8 miles from the coastal town of Bude.

The accommodation briefly comprises; entrance hall, dual aspect living room with wood burner, kitchen/dining room, three bedrooms and a modern bathroom.

Outside there is an attached single garage, off road parking and wrap around gardens. Available with no onward chain.

### HALL

Entering via a UPVC double glazed door to the split level entrance hall with steps up to the bedrooms and bathroom. Doors serve the following rooms:-

### LIVING ROOM

**15' 0" x 11' 5" (4.57m x 3.48m)** A dual aspect living room with a UPVC double glazed window to the side elevation and UPVC double glazed sliding door to the front garden and pleasant views over the old viaduct. Feature fireplace with inset wood burner and radiator.

### KITCHEN/DINER

**19' 02" x 10' 02" (5.84m x 3.1m)** Fitted with a range of cream matching wall and base units with wood effect laminate work surface over, inset stainless sink with side drainer, built in oven with, electric hob and stainless extractor over. Space and plumbing for dishwasher and UPVC double glazed windows to the front and side elevation and matching door to the garden.

### BEDROOM ONE

**11' 4" x 11' 4" (3.45m x 3.45m)** A spacious double bedroom with a UPVC double glazed window to the side elevation. Radiator.

### BEDROOM TWO

**10' 1" x 9' 9" (3.07m x 2.97m)** A double bedroom with UPVC double glazed window to the side. Radiator.

### BEDROOM THREE

**10' 3" x 8' 5" (3.12m x 2.57m)** An 'L' shaped bedroom with UPVC double glazed window to side elevation. Radiator.

### BATHROOM

**8' 0" x 6' 9" (2.44m x 2.06m)** Fitted with a 3 piece suite comprising: 'P' shaped bath with mains fed shower over and glass screen, wash hand basin with vanity unit under and low flush WC, wall mounted towel rail, door to airing cupboard and obscured UPVC double glazed window to the side elevation.

### GARAGE

**17'10 max' 15'1 min" x 9' 11" (5.56m x 3.02m)** Up and over door, wooden framed glazed window to the side elevation and wooden pedestrian door to the rear. Light and power connected, cold water tap and floor standing Worcester oil fired boiler.

### OUTSIDE

The property has off road parking for one with the driveway leading to the garage. The front garden is laid to lawn with paths leading to the side entrance. To the rear there is a small decked seating area to one side with path leading around to the back with area of raised lawn and further gravel area with oil tank.

### SERVICES

Mains Electric, Water and Drainage. Oil fired Central heating.



### TENURE

Freehold

### COUNCIL TAX

Band D

