



# Great Oak Meadow Holsworthy EX22 6EX

Guide Price £250,000

- REDECORATED & RECARPETED
- MODERN SEMI-DETACHED HOUSE
- SPACIOUS FAMILY HOME
- OIL FIRED CENTRAL HEATING
- GOOD SIZED GARDENS
- 3 BEDROOM SPLIT LEVEL ACCOMMODATION
- EN SUITE TO BEDROOM 1
- DRIVEWAY PARKING FOR 2 CARS
- SHORT WALK OF SCHOOLS & TOWN CENTRE
- NO ONWARD CHAIN



 **Millerson**  
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Tenure - Freehold

Council Tax Band - C

Floor Area - 871.87 sq ft



### DESCRIPTION

Situated in this popular cul-de-sac, only a short walk from the town, is this newly decorated and re-carpeted family home. Offering good sized split level accommodation, which is double glazed and oil fired centrally heated throughout, briefly comprising; Entrance hall with cloakroom and large understairs cupboard, kitchen/diner, stairs up to lounge with patio doors overlooking the gardens, 2 bedrooms and a bathroom, further stairs lead up to the master bedroom with en suite shower room. Outside, a tarmac driveway provides parking for at least 2 cars together space for a shed, recycling and bins. There is a shared path and steps which then lead to a gate into the generous sized rear garden, laid to lawn with two patio areas.

### LOCATION

Located within this well established development within walking distance of the vibrant market town of Holsworthy, which is set in the heart of the beautiful countryside of West Devon, with its many rural hamlets and traditional farming communities. The town benefits from having many local shops and businesses including a 'Waitrose' supermarket, petrol garage with M&S to go! Banks, public houses, restaurants/take aways, schools for all ages, a health centre, a dentist, vets and leisure facilities including an indoor heated swimming pool and 18 hole golf course. Bude on the North Cornish coastline with its stunning scenery and surfing beaches is only 9 miles away and the larger town of Launceston is a 20 minute drive which offers a more comprehensive range of amenities and direct access on to the A30, East to the Cathedral City of Exeter is approximately 46 miles, with its links to the M5. Bideford is just 18 miles and Barnstaple 28 miles.

### THE ACCOMMODATION

(all measurements are approximate)

### CANOPY ENTRANCE PORCH

Glazed entrance door into;

### ENTRANCE HALL

Radiator. Two telephone points. Stairs rising to first floor with large under stairs cupboard. Electric fuse board. Door into;

### CLOAKROOM

Opaque window to front. Low-level WC and vanity wash basin with tiled splashback. Radiator.

### KITCHEN/DINER

16'10" x 8'10" (5.14m x 2.70m)

Window to front. Radiator to dining area. Kitchen area with range of wall and base units under roll edge work surfaces, tiled splashback to walls. Composite sink with mixer tap. Space for white goods, with plumbing for washing machine. Built-in electric oven with ceramic hob. Wall mounted Worcester OIL FIRED BOILER.

Stairs from the hallway rise to;

### LOUNGE

16'2" x 9'8" (4.95m x 2.95m)

Sliding patio doors and window to rear enjoying views over the gardens. Two radiators. TV and telephone points.

Further stairs rise to;

### FIRST FLOOR LANDING

Built-in airing cupboard housing hot water cylinder and slatted shelving above. Access to loft space. Doors lead to;

### BEDROOM 3

9'9" x 6'9" max. (2.98m x 2.08m max.)

Window to front. Radiator.

### BEDROOM 2

9'0" x 7'6" max. (2.76m x 2.29m max.)

Window to front. Radiator. Built-in recessed wardrobe with hanging rail.

### BATHROOM

6'8" x 6'0" max. (2.05m x 1.83m max.)

Opaque window to side. Comprising coloured suite with panelled bath, pedestal wash hand basin and low-level WC. Tiling to water sensitive areas. Extractor fan. Radiator.

Further stairs rise to;



### SPLIT LEVEL LANDING AREA

Access to loft space. Velux skylight. Door into;

### MASTER BEDROOM

12'0" plus recess x 9'8" (3.68m plus recess x 2.96m)  
Window to rear overlooking the gardens. Radiator. Door to;

### EN SUITE SHOWER ROOM

9'7" x 3'9" (2.94m x 1.16m)  
Opaque window to rear. Coloured suite comprising recessed shower with Mira electric shower over. Pedestal wash hand basin and low-level WC. Radiator. Extractor fan.

### OUTSIDE

Approached over a tarmac driveway providing ample parking for at least two vehicles. Small lawn area to the front. To the side of the house is the OIL STORAGE TANK and a shared path with steps leading to a rear gate into the gardens which are a generous size being laid to lawn with 2 patios. Outside tap.

### SERVICES

Mains water, mains electricity and mains drainage. Oil fired central heating via Worcester Boiler.

### LOCAL AUTHORITY

Torrige District Council. Council Tax Band C.



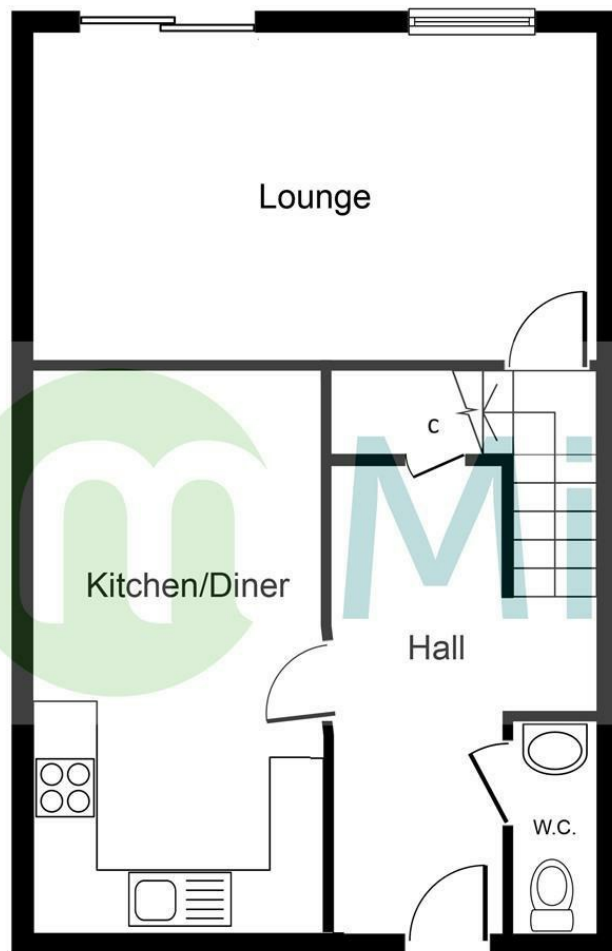
## Directions To Property

From the town centre proceed on the A388 Bideford road and at the mini-roundabout turn left into Sanders Lane, then right into Great Oak Meadow. On entering the development, take the first right where the property will be found in the corner of this cul-de-sac, with a Millerson 'For Sale' board clearly displayed. What3Words: [///stiffly.firebird.thus](https://stiffly.firebird.thus)

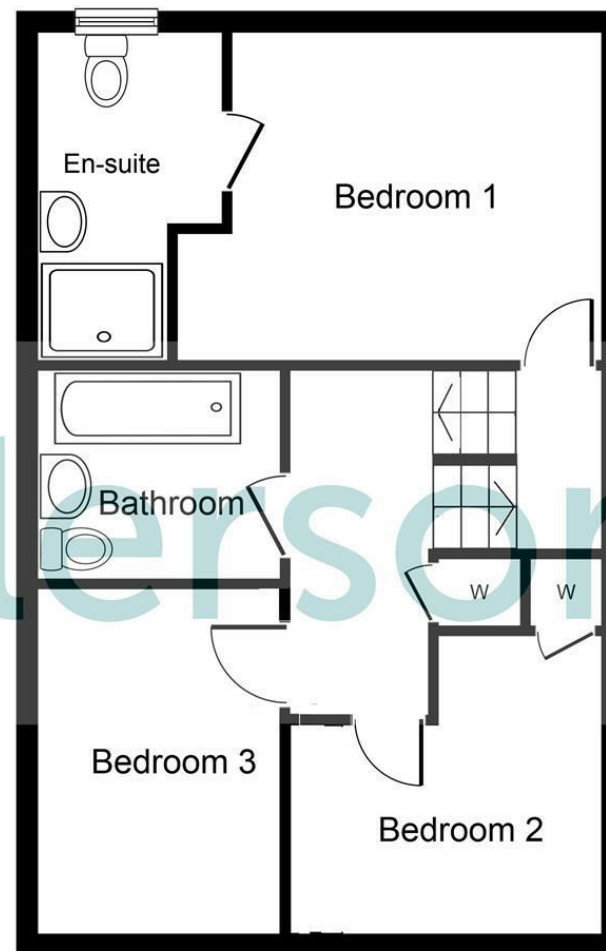
## Contact Us

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## Valuation Request



Ground Floor



First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	