



Quercus



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Kingswood Meadow, Holsworthy, Devon, EX22 6HG

Town Centre 0.3 miles - Bude 9.4 miles - Launceston (A30) 14 miles

**A very well presented detached bungalow in a sought after location within the town.**

- Detached Bungalow
- 3 Bedrooms
- Sitting Room
- Recently Installed New Kitchen & Bathroom
- Dining Room
- Generous Garden
- Range of Sheds & Greenhouses
- Off Road Parking
- Freehold
- Council Tax Band: D

**Offers In Excess Of £460,000**

## SITUATION

The property enjoys a private position near the town centre of Holsworthy where there are a number of shops set around the town square, doctors', dentists' and veterinary surgeries, places of worship, leisure centre, primary and secondary schools and a Waitrose supermarket. The coastal resort of Bude is some 9 miles to the west, with its sandy beaches, clifftop walks and access to the A39 Atlantic Highway.

The A30 trunk road can be accessed at either Okehampton or Launceston which links the cities of Truro and Exeter. At Exeter there is an extensive range of shopping facilities, a mainline railway station, an international airport and access to the M5 motorway network.

## DESCRIPTION

A delightful detached bungalow with a substantial rear garden and ample off road parking. The accommodation is well presented throughout and offers a sitting room, dining room, kitchen, breakfast room, bathroom, 3 bedrooms and a useful loft space.

## ACCOMMODATION

Front door is accessed via an entrance porch which in turn leads into the hall with useful built in storage and doors off to the reception rooms, bathroom and bedrooms.



The sitting room is a generous size with a multi-fuel burning stove and enjoys pleasant views over the garden with sliding doors opening out onto the patio terrace.

The dining room again enjoys views over the rear garden with sliding doors out to the patio and leads through to the kitchen with cupboards and space for appliances.

There is a step down into the main kitchen area which has recently been updated by the current owner and offers a range of wall mounted cupboards, base units and drawers, inset sink, freestanding island, double electric oven, induction hob with extractor over, beer/wine cooler, integrated appliances and a step leading down to the breakfast room which enjoys a delightful outlook over the garden with doors out onto the terrace.

The property offers 3 bedrooms with bedroom 2 benefitting from built in storage and bedroom 3 providing access to the loft space with a velux window, which offers scope to convert (subject to the necessary consents).

The accommodation is completed by the bathroom which has recently been installed and comprises a WC, wash hand basin and bath with power shower over.

### OUTSIDE

To the front of the property there is a tarmac drive offering off road parking for a couple of vehicles. There is a raised garden which houses a selection of shrubs and plants. A covered car port to the side of the property also provides additional parking if required and currently houses a coal/log store and an outside sink.

To the rear the garden is an impressive feature of the property and would be ideal for any gardening enthusiasts. The garden offers areas of lawn, a raised patio terrace area with a built in BBQ, range of sheds, summer house, uPVC greenhouse, ornamental ponds, fruit trees (including fig, apple, pear and cherry), shrubs and a selection of raised beds. There are 3 bowsers which store ample rainwater for the garden.

### SERVICES

Mains water and drainage. Mains electricity which serves Aeroflow controlled electric radiators and owned Solar Panels. Please note the agents have not inspected or tested these services.

### VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags.

### DIRECTIONS

From the town centre of Holsworthy proceed towards Bideford on North Road, after passing the church on your right and following the road as it bends to the left continue to the roundabout and take the second exit (straight on), continue for a short distance and take the right hand turning onto Kingswood Meadow. Take the first right and after a short distance you will see the property on the left.

[what3words.com](http://what3words.com)

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These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

