



**Canberra, 15 Westcroft Road,
Holsworthy, Devon, EX22 6BY**

Guide Price £399,950 Freehold





A detached bungalow set in delightful south facing gardens with woodland views towards Holsworthy Viaduct.

- Edge of Town Location
- Extensive Rear Garden
 - 3 Bedrooms
 - Lounge
 - Kitchen/Dining Room
- Detached Home Office/Studio
- Woodland & Valley Views
- EPC E & Council Tax D



SITUATION The property is located in a convenient quiet location on the edge of the market town of Holsworthy, which caters for day-to-day facilities including Waitrose supermarket, primary and secondary schools, a doctors' surgery and a leisure centre.

The popular seaside town of Bude, with extensive sandy beaches and coastal cliff walks, is 9.5 miles away. The town of Okehampton is 20 miles to the south east, with regular train service to London Paddington (via Exeter) and easy access to the A30 trunk road.

DESCRIPTION A detached bungalow, of concrete block construction, which has been the cherished home of the current vendors for the past 36 years. The property benefits from double glazing, oil fired central heating and a timber built detached office/studio.

The following accommodation is illustrated on the floorplan and briefly comprises: entrance porch with door into hallway and doors off to all rooms.

The kitchen/breakfast room comprises a range of base and wall mounted units, inset stainless steel sink, space for dishwasher, inset electric hob with extractor over, built-in eye level oven and grill, built-in fridge/freezer and a breakfast bar area. Door to rear porch with cloakroom and door into store room and utility room (formerly the garage) which has a worksurface with inset sink, space and plumbing for washing machine, space for tumble dryer and oil fired boiler and a door to the front.

Lounge with feature fireplace housing a gas fire and sliding patio doors onto the south facing decked area with fantastic views over the garden to the Viaduct beyond.



From the rear porch, a door and external steps lead down to the sun room with views over the rear garden.

There are 3 bedrooms, one with walk-in shower and one currently being used as an office, and a family shower room with corner shower cubicle, wash hand basin and WC.

OUTSIDE The property is approached over a tarmac drive providing tandem parking and leading to the front of the property. The front garden is laid mainly to lawn with mature shrubs and pathways either side of the property lead to the rear garden.

There is a detached timber-built home office/studio which overlooks the rear garden with power and light connected and underfloor heating.

Summer house to the side of the property. From the rear garden is a door into the cellar storage area with light connected.

The south facing rear garden is a very attractive feature of the property, enjoying views over the wooded valley, river and viaduct. There are lawned areas with mature shrubs and apple trees, ornamental ponds, a greenhouse and vegetable garden.

SERVICES Mains water, electricity and drainage. Oil fired central heating. LPG for gas fire in lounge. Broadband connected. Council tax band D. Full EPC documents available on request. Please note the agents have not inspected or tested these services.



VIEWINGS Strictly by prior appointment with the vendor's appointed agent, David J Robinson Estate Agents & Auctioneers.

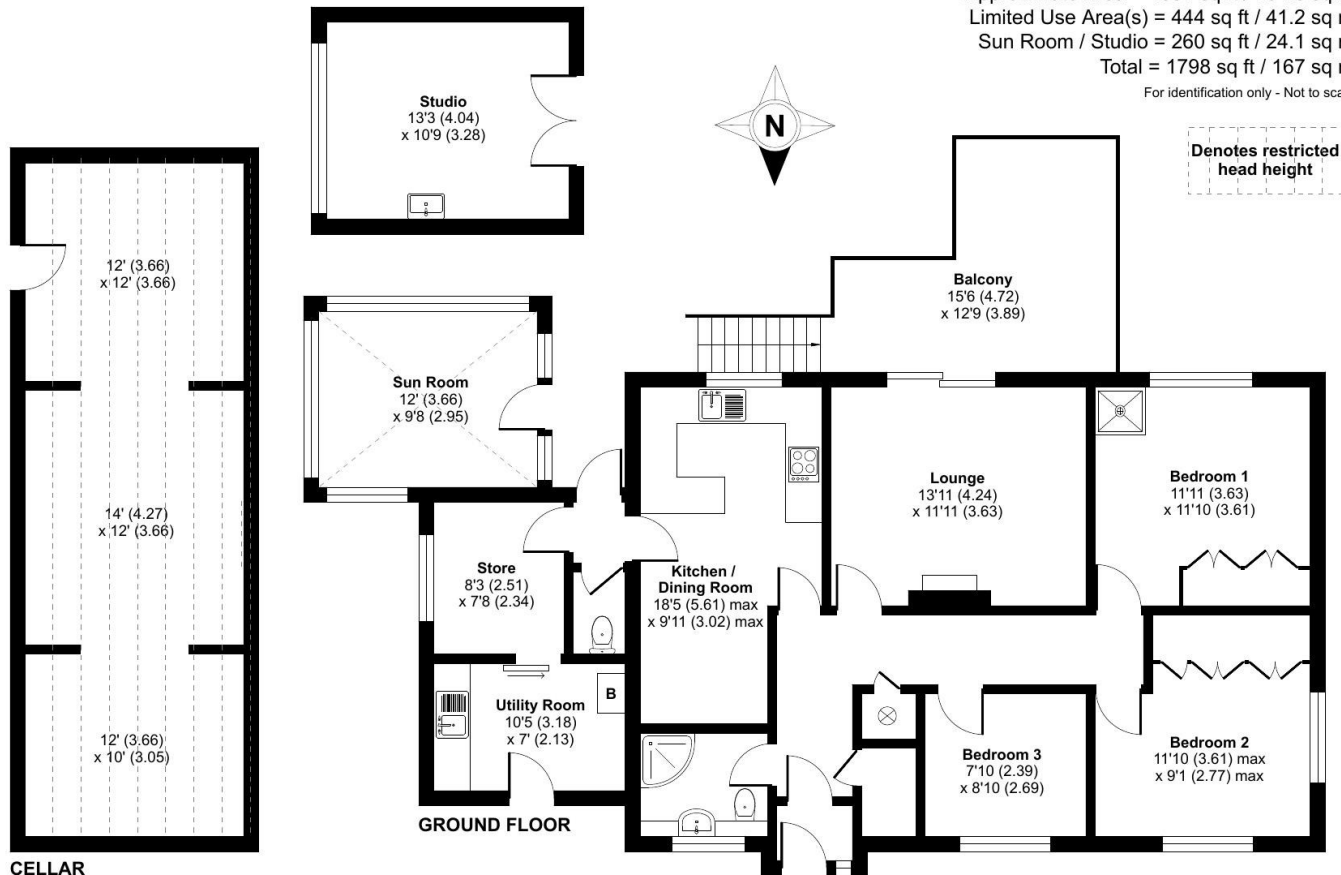
DIRECTIONS From Holsworthy Town Square, head on the A388 towards Launceston, taking the first right into Bodmin Street and then immediately right into Croft Road. After approximately 200 yards turn left into Westcroft Road proceed to the bottom and Canberra will be located at the far end on the left hand side.

Sat Nav: EX22 6BY

What3Words: ///crystals.robots.bagpipes

Approximate Area = 1094 sq ft / 101.6 sq m
 Limited Use Area(s) = 444 sq ft / 41.2 sq m
 Sun Room / Studio = 260 sq ft / 24.1 sq m
 Total = 1798 sq ft / 167 sq m

For identification only - Not to scale



CELLAR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1089305



For more information or to arrange a viewing, please contact us:

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