



**37 Paradise Park, Whitstone,
Holsworthy, Devon, EX22 6TD**

Guide Price £232,500 Freehold





A detached bungalow of non-traditional construction in sought after residential area in the heart of Whitstone village

- No Onward Chain
 - 2 Bedrooms
- Kitchen & Sunroom
 - Lounge
- Oil Fired Central Heating
- Detached Garage & Parking
 - Generous Plot
- EPC E & Council Tax B

SITUATION Paradise Park is a popular residential area within a level walk of the excellent post office/general stores. The village also offers a primary school, places of worship and regular bus services to Launceston and Bude.

The market town of Holsworthy is 9 miles to the north and the former market town of Launceston is 10 miles to the south, each with range of supermarkets, doctors, dentist and veterinary surgeries. The coastal resort of Bude is some 10 miles distant with extensive sandy beaches and cliff land walks.

At Launceston there is access to the A30 which links the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and an international airport.

DESCRIPTION A detached bungalow built in the 1970s of rendered concrete sectional panels beneath an interlocking concrete tiled roof.

The accommodation is clearly illustrated on the floorplan and briefly comprises: glazed front door into entrance hall with linen cupboard, access to loft space and doors to all rooms. The kitchen has a range of base and wall units with rolled edge laminate work surfaces over and tiled splashbacks. Inset stainless steel sink, space and plumbing for dishwasher and washing machine, space for electric cooker. Door into Sun Room which overlooks the rear garden, deep plant shelf and door with step to rear garden.

The lounge has a pair of windows to the front aspect and a feature stone fireplace with wood burner set on tiled hearth.



Both the bedrooms are double aspect and the family bathroom comprises a panel enclosed bath with independent electric shower over, low flush WC and sink.

OUTSIDE There are gravelled areas to the front of the property providing off road parking for several vehicles. Detached garage with metal up and over door, power and light connected and courtesy door.

The garden is mainly to the side and rear with well-defined hedge boundaries and is laid mainly to lawn with a variety of shrubs and a gravelled area ideal for al-fresco dining. Garden shed. The external oil-fired boiler and oil tank is located to the side of the property.

The plot in all extends to 0.119 acres (or thereabouts)

SERVICES Mains water, mains drainage and mains electricity. Oil fired central heating. Double glazed throughout. Council tax band B. Full EPC document available on request. Broadband: Currently no broadband connected to the property. Mobile phone coverage: visit Ofcom website. Please note the agents have not inspected or tested these services.

VIEWINGS Strictly by prior appointment through David J Robinson Estate Agents and Auctioneers. (24 hours' notice is required)

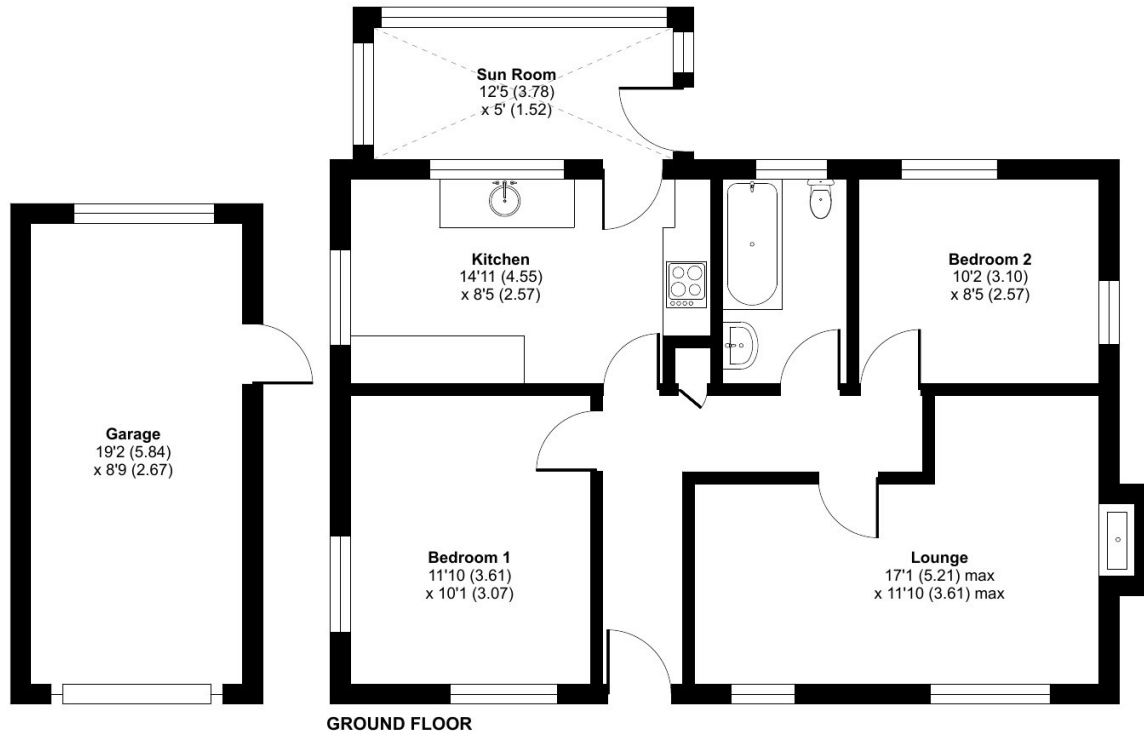
DIRECTIONS From Launceston, take the B3254 towards Bude. Pass through the village of Yeolmbridge and continue on this road for approximately 7.5 miles to Whitstone. Proceed through the village, passing the Spar Shop on your right, and take a right hand turning into Paradise Park, bear right and the property will be found on the left hand side identified by a For Sale board.

Sat Nav: EX22 6TQ

What3Words: ///dupe. bunk. breed



Approximate Area = 738 sq ft / 68.5 sq m
Garage = 169 sq ft / 15.7 sq m
Total = 907 sq ft / 84.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1122173



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

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