



**Kingscroft**

Croft Road, Holsworthy, EX22 6BW

**KIVELLS**

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## *Kingscroft*

Croft Road, Holsworthy, EX22 6BW

£300,000 Offers in the region of

Detached two-bedroom bungalow

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Triple garage with adjoining store and ample off-street parking

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Low maintenance enclosed rear courtyard

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Convenient town centre location within walking distance of amenities

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EPC Rating: TBC

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## Description

A well-presented detached two-bedroom bungalow, conveniently situated within walking distance of the town centre and an excellent range of local amenities. The property benefits from a triple garage with an adjoining store, ample off-street parking and a low-maintenance enclosed rear courtyard.

The accommodation briefly comprises a kitchen/dining room, living room, sun room, pantry, two double bedrooms, one of which benefits from an en-suite shower room, together with a family bathroom.

## Situation

Located within a short walk of Holsworthy town centre, the property enjoys a convenient position with easy access to an excellent range of local amenities, including a variety of independent shops, supermarkets, cafés, schools, medical centre and leisure facilities. Holsworthy is a thriving market town with a strong sense of community and regular pannier market.

The nearby A388 and A39 provide good road links to the regional centres of Bideford, Bude, Okehampton and Barnstaple. The stunning North Cornwall and North Devon coastline, renowned for its sandy beaches and spectacular coastal walks, is within easy driving distance, while the surrounding countryside offers an abundance of walking, cycling and outdoor pursuits.

## Accommodation

Entrance via a part-glazed uPVC obscured door into:

### HALLWAY

Windows to the front elevation and a part-glazed door providing access to the rear. Fitted carpet, radiator and loft hatch.

### PANTRY

Window to the rear elevation. A useful storage space with shelving.

### KITCHEN / DINING ROOM

Triple aspect with windows to the front, side and rear elevations. Fitted with a range of base and eye-level units with work surfaces over incorporating a stainless steel 1½ bowl sink with mixer tap and drainer. Fitted NEFF eye-level oven with electric hob, extractor hood over and tiled splashback. Ample space for a dining table and additional furniture. Laminate flooring, fitted carpet and radiator.

### LIVING ROOM

Window to the front elevation. A spacious reception room with ample space for a range of living room furniture. Fitted carpet and radiator. Sliding glazed doors lead into:

### CONSERVATORY

A generous conservatory with uPVC windows and a part-glazed door providing access to the front of the property. Tiled flooring and radiator.

### UTILITY ROOM

Window to the rear elevation. Space and plumbing for a washing machine with boiler. Laminate flooring.

### BATHROOM

Obscure window to the rear elevation. Three-piece suite comprising a low-level WC, pedestal wash hand basin and bath with tiled surround. Airing cupboard. Fitted carpet, radiator and heated towel rail.

### BEDROOM TWO

Window to the front elevation. Double bedroom with space for a double bed and a range of freestanding bedroom furniture. Fitted carpet and radiator.

### BEDROOM ONE

A spacious dual-aspect double bedroom with windows to the front and side elevations. Ample space for a king-size bed and a range of freestanding furniture. Fitted wardrobes, fitted carpet and radiator.

### EN-SUITE SHOWER ROOM

Obscure window to the side elevation. Three-piece suite comprising a low-level WC, pedestal wash hand basin and electric shower with glazed shower screen and tiled surround. Fitted carpet and radiator.



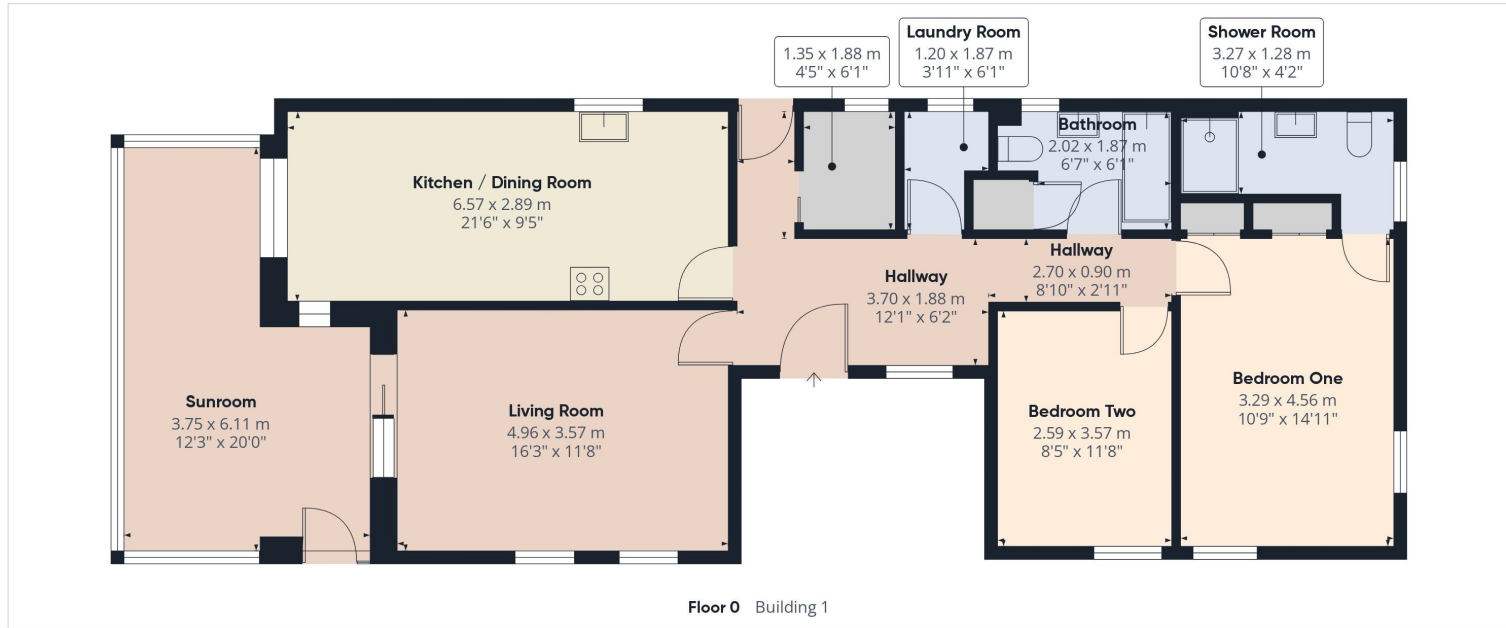
## Outside

To the front of the property is a generous driveway providing ample off-street parking. There is a substantial triple garage with power connected, together with an adjoining store, offering excellent storage or workshop potential. The property is enclosed by block walling, with a low-maintenance rear courtyard predominantly laid to stone chippings, providing a private and easily maintained outdoor space.

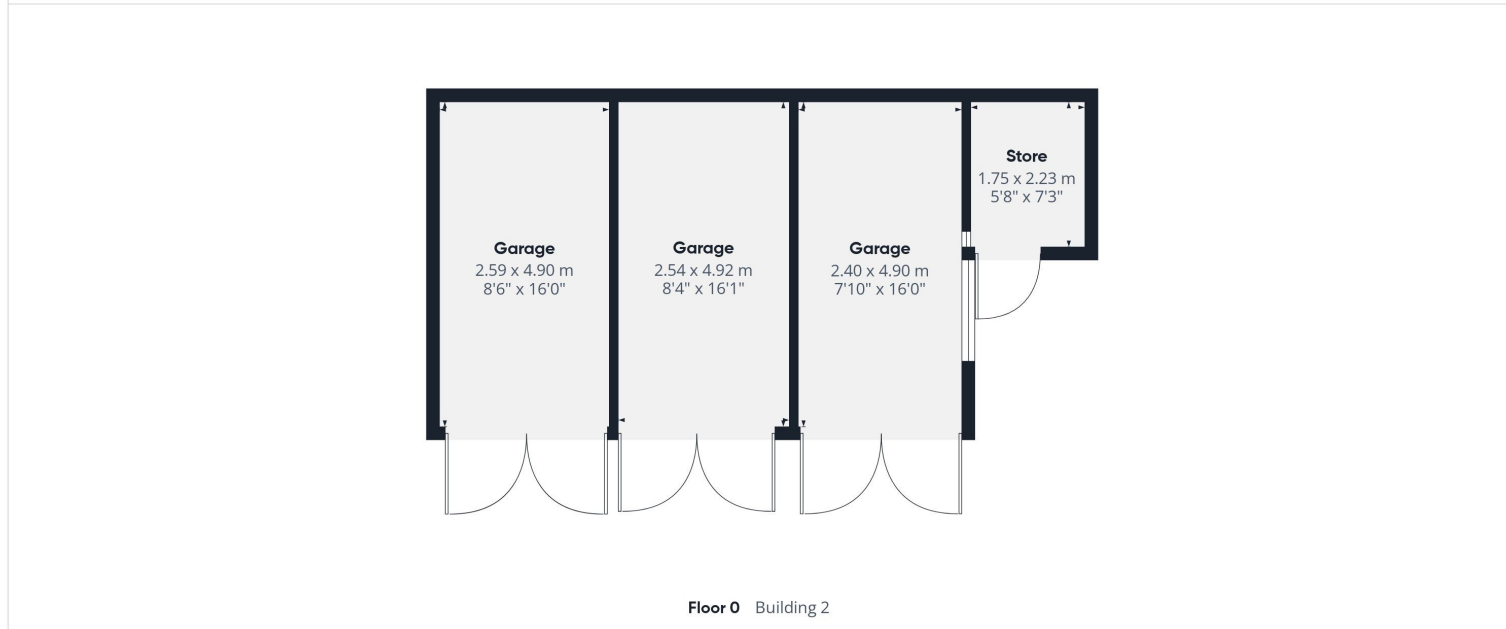


Floor Plan

Floor plan for identification purposes only, not to scale



**Approximate total area<sup>(1)</sup>**  
 148.7 m<sup>2</sup>  
 1599 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



## Services

Mains , water, electricity and drainage. Oil-fired central heating.

 EE Rating - TBC

 Council Tax Band - D

 Directions

What3Words - [///grape.apart.poetic](https://www.what3words.com////grape.apart.poetic)

 Virtual Tour

Available upon request.

## Viewings strictly by appointment only

Please ring **01409 253888** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website [www.kivells.com](http://www.kivells.com).

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