



28 Trewyn Park

Holsworthy, EX22 6LS

KIVELLS

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£400,000 Guide Price

Well-presented three bedroom, detached bungalow

Situated within a sought after residential location

Garage & driveway parking

Within walking distance of the town centre

Low maintenance, south facing rear garden

Offered for sale with no onward chain

EPC Rating: TBC





Description

Tucked away within Trewyn Park, a sought-after development close to Holsworthy town centre, this property presents a fantastic opportunity to purchase a detached bungalow coming to the market for the first time in over 20 years.

Offered for sale with no onward chain, the property briefly comprises a well-appointed kitchen, utility room, spacious living room with adjoining conservatory, three bedrooms, including one with en-suite facilities, and a family bathroom.

Outside, the property benefits from driveway parking and a garage to the front, whilst to the rear is a low-maintenance south-facing garden offering a private space to enjoy throughout the year.

Properties within Trewyn Park are rarely available for long, and an early viewing is highly recommended.

Situation

Trewyn Park is a quiet residential cul-de-sac situated on the edge of Holsworthy, a charming market town in the heart of North Devon. Holsworthy offers an excellent range of everyday amenities, including Waitrose and Co-op supermarkets, an M&S Foodhall with adjoining fuel station, a dentist, hospital, and an attractive 18-hole parkland golf course, alongside a variety of recreational and educational facilities.

The popular coastal town of Bude lies approximately 9 miles to the west, renowned for its award-winning Blue Flag beaches, dramatic scenery along the South West Coast Path, and excellent selection of restaurants, cafés, and bars.

The cities of Plymouth and Exeter are both accessible within approximately an hour's drive, providing extensive shopping, leisure, and transport links, including access to the M5 motorway, international airport, and mainline railway stations.

Accommodation

ENTRANCE

Entrance via a part-glazed obscure uPVC door leading into:

HALLWAY

Hallway provides access to the principal accommodation. Fitted carpet, radiator and loft hatch access.

KITCHEN

Fitted with a range of eye and base-level units with work surfaces over incorporating a 1.5 bowl inset sink with mixer tap and drainer. Integrated appliances include an electric hob with extractor hood over, eye-level oven, and fridge/freezer. Window to the rear elevation, vinyl flooring and radiator.

UTILITY ROOM

Fitted with matching eye and base-level units with a work surface over and tiled splashback. Stainless steel inset sink with mixer tap and drainer. Space and plumbing for a washing machine, dishwasher and tumble dryer. Continuation of vinyl flooring, radiator, and glazed uPVC door providing access to the rear garden.

LIVING ROOM

A spacious reception room offering ample space for a range of living room furniture. Fitted carpet and radiator. Sliding glazed doors into:

CONSERVATORY

A triple-aspect with a door providing direct access to the garden. Laminate flooring.

BEDROOM ONE

A generous principal bedroom with space for a king-size bed and a range of bedroom furniture. Fitted wardrobes, carpet, radiator and window to the front elevation.

ENSUITE SHOWER ROOM

Comprising a three-piece suite including a shower with glass screen, WC and wash hand basin. Obscure window to the side elevation. Laminate flooring and radiator.

BEDROOM TWO

A well-proportioned double bedroom with space for a range of bedroom furniture. Window to the front elevation. Fitted carpet and radiator.

BEDROOM THREE

Window to the side elevation. Fitted carpet and radiator.

BATHROOM

Fitted with a four-piece suite comprising a vanity unit with inset wash hand basin and tiled surround, WC, bath with shower attachment and bidet. Obscure glazed window to the side elevation. Laminate flooring and radiator.



Outside

To the front of the property there is driveway parking with a pathway from here leading to the entrance. A side gate provides convenient access to the rear garden.

The south-facing rear garden has been well landscaped to create a pleasant and private outdoor space, featuring a variety of mature planting, seating areas, and water feature. The garden enjoys a good degree of sunlight throughout the day and also benefits from an outside tap, greenhouse and garden shed.

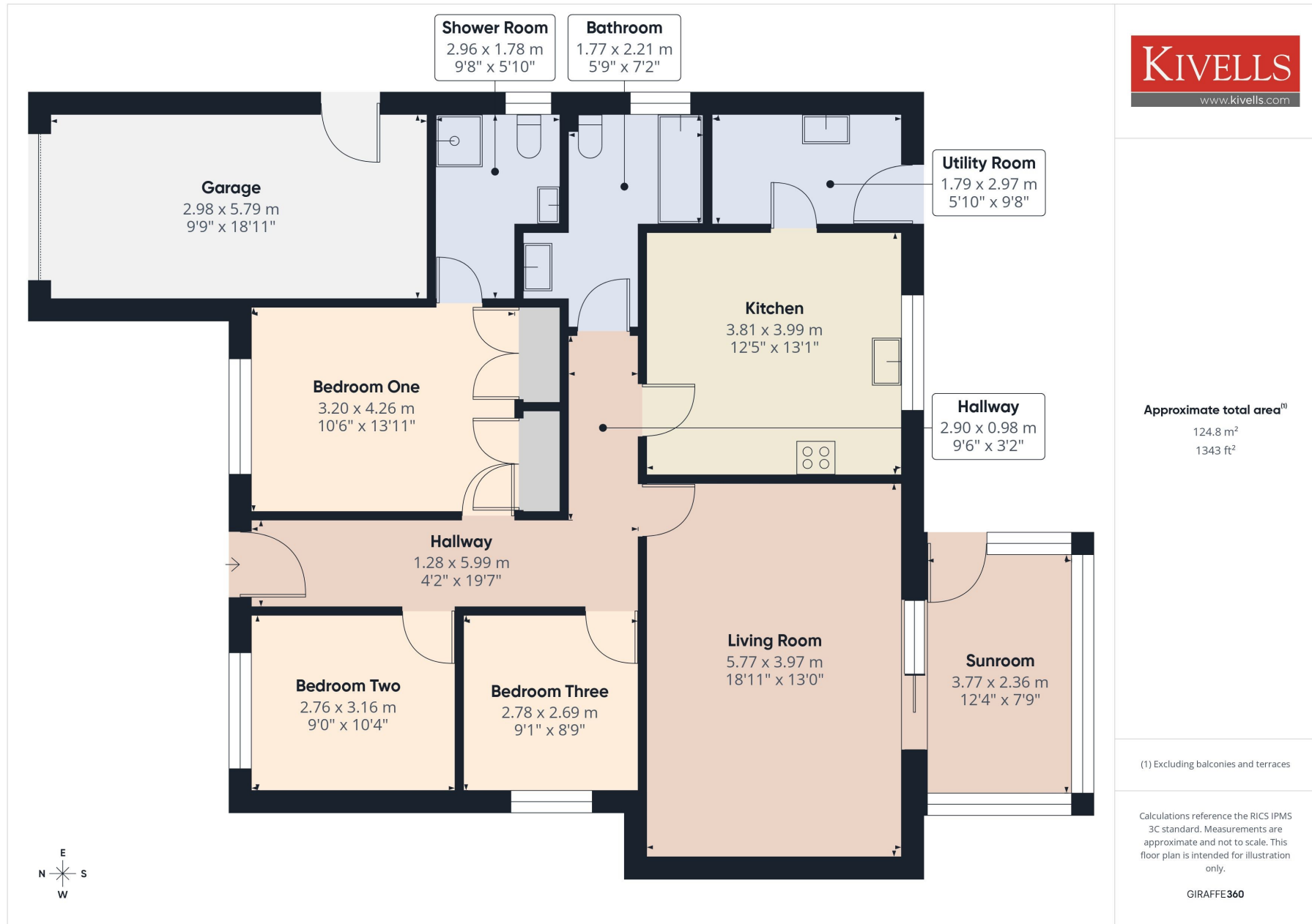
GARAGE

Accessed via an up-and-over door to the front elevation, with an additional uPVC side door providing external access. The garage houses the oil-fired boiler and benefits from power, lighting, and water connections.



Floor Plan

Floor plan for identification purposes only, not to scale





Services

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



EE Rating - TBC



Council Tax Band - D



Directions

What3Words — [///island.farmed.envelope](#)



Virtual Tour

Available upon request.

Viewings strictly by appointment only

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