

Treetops, 18 Coles Mill Close

Holsworthy | Devon

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Guide Price £299,950







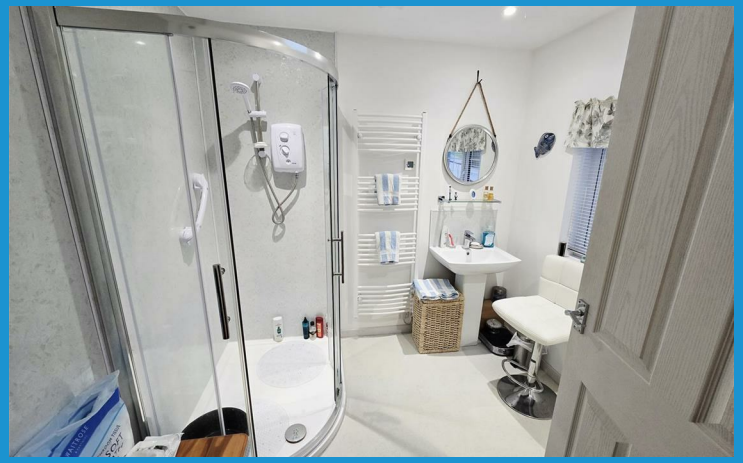
NO FORWARD CHAIN!

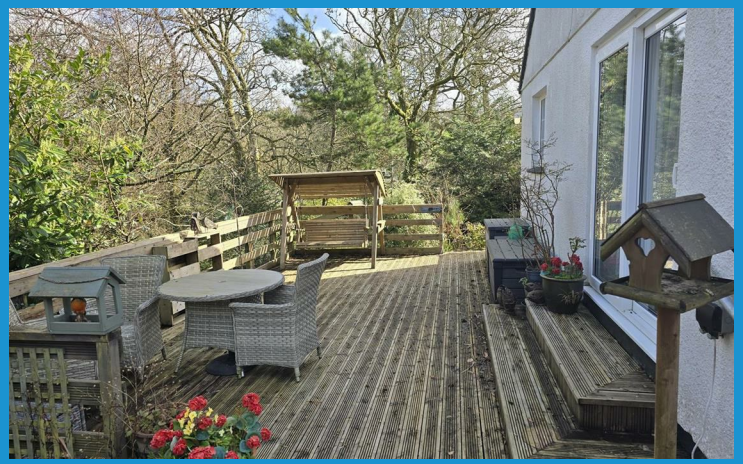
A spacious and well presented 3 bedroom detached bungalow situated in a cul-de-sac location conveniently located on the outskirts of Holsworthy. The property has off-road parking at the front, gardens at the rear and an en-suite master bedroom.

The property also features a spacious living room, which has sliding patio doors leading to the garden alongside an open-plan kitchen and breakfast room. From here, there is a door into the garden room which is a good size plus there is a useful utility and store room. The bedrooms are all a good size with the main bedroom being particularly spacious with the en-suite shower room. There is also the main shower room.

There is driveway parking at the front of the property which is mainly laid to gravel. . At the rear and sides there are gardens laid to gravel, patio and decking. There is an opening where you overlook the stream and the garden provides plenty of privacy. Electric heating throughout the property and solar panels which are owned by the property.







Situation

The bustling Devon town of Holsworthy has a Pannier Market, good range of national and local shops together with a supermarket, filling station, Marks & Spencers Simply Food and Wild Bean café. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course etc. The lush sandy beaches in North Cornwall including Bude are some 9 miles away. Okehampton, Dartmoor National Park and the market town of Bideford are some 20 miles distant, whilst Barnstaple, the Regional North Devon Centre is some 30 miles. Launceston, Cornwall's ancient capital, is some 14 miles distant and offers good access to the A30 dual carriageway and the rest of Devon and Cornwall.

Directions

The postal code of the property is EX22 6LR. As you drive into Holsworthy, Coles Close can be seen on your right hand side and the property is the second in on the right. WhatThreeWords: shapeless.bids.rolled

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Porch
4'10" x 4'2" (1.48m x 1.28m)

Hallway

Bedroom
9'10" x 9'4" (3.00m x 2.87m)

Bedroom
10'7" x 9'9" (3.24m x 2.98m)
3.24m narrows to 2.89m

Bedroom
14'5" x 9'9" (4.40m x 2.98m)
4.40m narrows to 3.40m

En-Suite
7'10" x 7'4" (2.40m x 2.24m)

Shower Room
8'8" x 6'4" (2.66m x 1.95m)
2.66m narrows to 1.79m

Kitchen / Breakfast Room
16'1" x 9'8" (4.92m x 2.95m)

Garden Room
14'8" x 7'9" (4.48m x 2.38m)

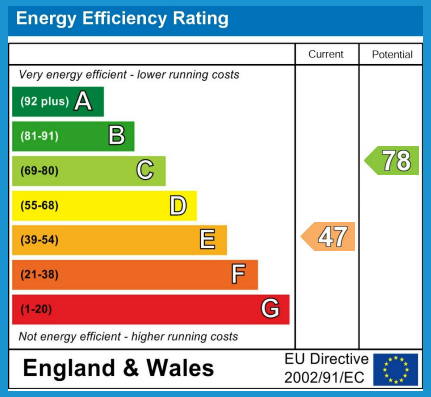
Storage Room / Utility Room
7'8" x 7'4" (2.34m x 2.26m)

Living Room
19'7" x 12'10" (5.99m x 3.92m)

Services
Mains Electricity, Water and Drainage.

Council Tax Band D
Central Heating Type - Electric

Agent Note
Property owned Solar Panels.











IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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