



# 5 Victoria Hill

Holsworthy, Devon, EX22 6JB

KIVELLS

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£350,000 Guide Price

Immaculately presented three bedroom detached house

Open plan kitchen/diner and spacious living room

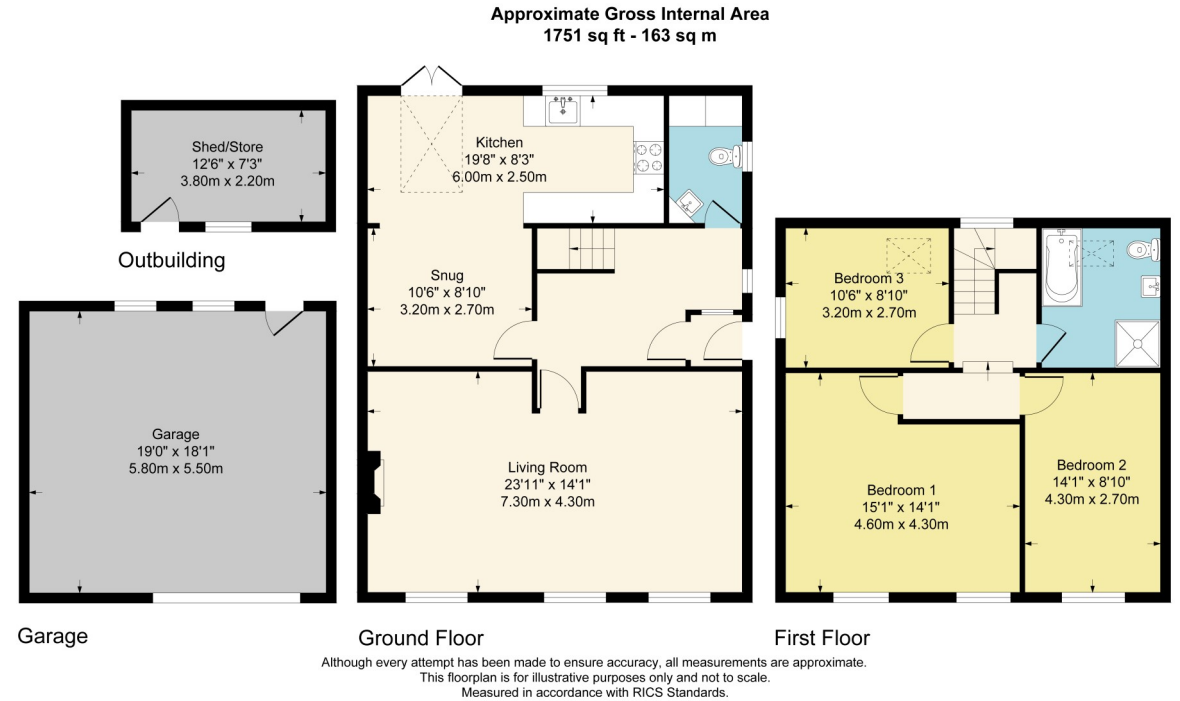
Garage and workshop

South facing garden, generous-sized garden

Security system (including cameras)

Convenient town location

EPC Rating: E



## Location

The market town of Holsworthy provides a wide range of shopping, recreational and education facilities including Waitrose and Co-Op supermarkets, M&S food hall with associated fuel station, dentist, hospital and parkland 18 hole golf course.

The Cornish coastal town of Bude is some 9 miles west and provides further facilities including Blue Flag beaches, the stunning South West Coastal Path and a range of restaurants and bars.

The cities of Plymouth and Exeter are both within an hour's drive with an extensive range of shopping facilities and onward travelling links, including the

## Description

Situated near the centre of Holsworthy, Devon, this beautifully presented 3-bedroom house offers the perfect blend of comfortable family living and convenient access to the town centre, primary and secondary schools and the towns leisure facilities.

On the ground floor there is a welcoming living/ dining room, complete with character features and a wood burning stove, proving the perfect setting for relaxing and unwinding. The spacious kitchen/breakfast room is the heart of the home, complete with modern kitchen and patio doors to the south facing patio, providing a fantastic space for family meals and entertaining guests.

Upstairs, you will find two generous double bedrooms and a further single bedroom, all served by a spacious family bathroom finished with a free standing bath and walk in shower.

One of the standout features of this property is the large, private south-facing garden. With a range of mature plants and trees, patio and fish pond this really is a sun-drenched haven for gardening, and al fresco dining. The property also benefits from a number of outbuildings including a garage, offering secure parking and additional storage.

Situated within easy reach of Holsworthy's amenities, including shops, schools, and local services, this property is an ideal choice for those seeking a convenient lifestyle. Don't miss the opportunity to make this charming house your new home.

### FLOOR PLANS

The floor plans displayed are not to scale and are for identification purposes only.

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### Services

Mains water, drainage and electricity. LPG via a development communal tank.



EE Rating - E



Council Tax Band - D



Directions

What3Words - ///scribbled.inferior.pickup



Virtual Tour

Available upon request

### Viewings strictly by appointment only

Please ring **01409 253 888** 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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