



6 Trewyn Road



SITUATION

The property enjoys a private position near the town centre of Holsworthy where there are a number of shops set around the town square, doctors', dentists' and veterinary surgeries, places of worship, leisure centre, primary and secondary schools and a Waitrose supermarket. The coastal resort of Bude is some 9 miles to the west, with its sandy beaches, clifftop walks and access to the A39 Atlantic Highway.

The A30 trunk road can be accessed at either Okehampton or Launceston which links the cities of Truro and Exeter. At Exeter there is an extensive range of shopping facilities, a mainline railway station, an international airport and access to the M5 motorway network.

DESCRIPTION

Enjoying a convenient position within easy reach of the town centre, this well-proportioned semi-detached home has been tastefully refurbished throughout and offers an excellent opportunity for a variety of buyers.

ACCOMMODATION

The property is accessed via a front door into the generous living room, a bright and welcoming space with windows to the front and side, a feature wood-burning stove, and stairs rising to the first floor. Adjacent is the kitchen/breakfast room, which is fitted with a range of base units, stainless steel sink, space for appliances, and space for a dining table. From the kitchen is a side porch with useful additional storage and a door to the garden. Upstairs, the accommodation comprises two bedrooms and a versatile third room

that lends itself perfectly as a home office, nursery or dressing room. Bedroom 1 offers a spacious double room with a dual aspect, exposed wooden floor and a feature fireplace. The family bathroom is well appointed with a panelled bath and electric shower over, vanity unit with inset wash basin, corner WC, heated towel rail, and airing cupboard.

OUTSIDE

The property enjoys a private and enclosed rear garden, mainly laid to lawn with mature hedge borders, a greenhouse and a paved patio, perfect for entertaining or enjoying a morning coffee. Side pedestrian access is via twin gates.

SERVICES

Mains water, electricity, and drainage. Oil fired central heating and wood burning stove. Broadband availability: Ultrafast, Superfast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services.

AGENTS NOTE

Please note that the neighbour has a right of way across the rear garden.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

What3words.com -
///fighters.roost.exchanges

Town Centre 0.5 miles - Bude 9.5 miles - Launceston 14 miles

A charming 2/3 bedroom home with a delightful garden, close to the town centre

- Walking distance to town centre
- 2/3 Bedrooms
- Enclosed rear garden
- Well presented throughout
- Close to amenities
- Improved by current owners
- On street parking
- Freehold
- Council Tax Band: C

Guide Price £210,000



Approximate Gross Internal Area 863 sq ft - 80 sq m

Ground Floor Area 455 sq ft - 42 sq m

First Floor Area 408 sq ft - 38 sq m



Ground Floor

First Floor

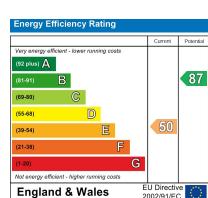
For identification only – Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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