



Brooks Avenue  
Holsworthy | Devon



Town • Country • Coast



Located on a newly established development on the outskirts of Holsworthy is this 3 bedroom (1 ensuite) end of terrace home. Offering reverse level living, this home is very well presented throughout with an enclosed rear garden and off road parking.

You step into a welcoming hallway with stairs to the first floor with storage below and doors to the ground floor bedrooms. The main bedroom is a fantastic size and is front aspect with doors to built in wardrobes. A further door to a well appointed en suite shower room. Next to the main bedroom is a smaller front aspect double bedroom with built in wardrobes. Finally, on the ground floor, there is a generous family bathroom with a shower over the bath and fully tiled walls. The ground floor benefits from underfloor central heating.

On the first floor is a light and airy triple aspect kitchen/dining/sitting room with French doors out to the garden. The kitchen area has a range of modern eye and base level units together with a host of integrated appliances. To one side is a useful breakfast bar with a peninsula island. Beyond here is a great size sitting/dining room with direct access out to the garden. Finally, on the first floor, is a single bedroom that's front aspect again with built in wardrobes and has potential to be used as a study or hobbies room.

Adjoining the French doors from the sitting room is a level patio area ideal for outside dining. Leading off is a large area of lawn perfect for children and pets to enjoy. The rear garden is totally enclosed to all sides with a rear access gate. Steps can be found to the side of the property that take you down to the brick paved off road parking and front lawn.



### Situation

Holsworthy is a thriving market town with strong agricultural links and the Town Centre features a range of shopping facilities including independent shops, supermarket and general convenience stores. There are Primary and Secondary Schools in Holsworthy alongside a swimming pool and the Town also offers takeaways and a fuel station. There are a range of further amenities in the surrounding towns of Bude, Bideford, Launceston and Okehampton alongside access to the A30 which is the main link road running through Devon and Cornwall. At Bude and the North Coast there are a range of lush sandy beaches and idyllic coastal walks with dramatic scenery and a fair proportion of the coastline is owned and managed by the National Trust.

### Directions

The postcode to the property EX22 6FQ. From Holsworthy Town centre exit the town using the Rydon Road A3072 passing the Memorial hall and fuel station. After a short distance take a left hand turn into Brooks Avenue. Follow this road towards the end of the cul de sac where the property will be seen on your left.

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## Entrance Hallway

### Bedroom 1

13'8" max x 9'7" (4.19m max x 2.94m)

### En-suite

10'8" x 4'0" (3.27m x 1.22m)

### Bedroom 2

12'9" max x 7'2" (3.91m max x 2.20m)

### Bathroom

7'7" x 6'9" (2.33m x 2.06m)

## First Floor

### Open Plan

25'3" x 22'2" (7.70m x 6.78m)

### Kitchen

12'0" x 11'11" (3.68m x 3.65m)

### Sitting & Dining Room

20'2" x 14'6" (6.15m x 4.44m)

### Bedroom 3

12'1" x 5'1" (3.70m x 1.56m)

## Services

Mains Electricity, Water and Drainage.

Air Source Heat Pump

Underfloor Heating Throughout The House

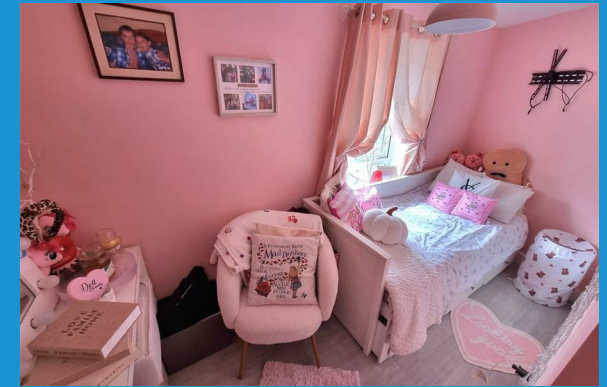
Council Tax Band B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## First Floor



## Ground Floor



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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