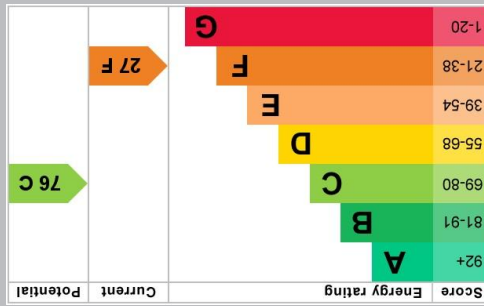


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DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



*The Property Professionals...*



## 7 Glebelands

Holsworthy, Devon, EX22 6AQ

Price £250,000

- Spacious end of terrace home features a brand new kitchen and bathroom
- Ideally positioned within walking distance of Holsworthy town
- South aspect living room, kitchen
- Three generous bedrooms, ground floor bathroom
- Generous gardens laid to lawn. Garage located in a near by block. No onward chain



*The property professionals*

# 7 Glebelands

Holsworthy, Devon, EX22 6AQ

Price £250,000

7 Glebelands is a spacious end of terrace home, ideally positioned within walking distance of the vibrant market town of Holsworthy and just 8 miles from the stunning coastline of Bude.

This home has been freshly painted and features a brand new kitchen and bathroom. The ground floor offers a welcoming entrance hall, a bright south facing living room, kitchen, useful rear porch, WC and a ground floor bathroom. On the first floor three generously proportioned bedrooms.

Outside there are generous gardens laid to lawn, useful workshop/store and a single garage located in a nearby block. Available with no onward chain.

## ENTRANCE HALL

Entering via a UPVC double glazed door with matching fixed side panels to the entrance hall. Coved artex ceiling, staircase ascending to the first floor with door to useful under stairs storage cupboard. Doors serve the following rooms:-

## LIVING ROOM

**16' 2" x 10' 5" (4.93m x 3.18m)** A bright and spacious reception room with a UPVC double glazed window to the front elevation. Coved artex ceiling.

## KITCHEN

**13' 00" x 10' 3" (3.96m x 3.12m)** UPVC double glazed window to the rear elevation overlooking the gardens. Inset lighting.

A newly fitted kitchen which is finished with a range of matching wall and base units with fitted square edge work surface, inset stainless steel sink and drainer with mixer tap. Inset electric hob with extractor canopy, integrated electric oven and integrated fridge/freezer. UPVC obscure double glazed door to:-

## REAR PORCH

**6' 2" x 4' 6" (1.88m x 1.37m)** Wooden framed glazed window and door to the side elevation and door to useful storage cupboard.

## WC

**6' 3" x 3' 3" (1.91m x 0.99m)** Wooden framed glazed window to the side elevation and WC.

## BATHROOM

**9' 3" x 8' 6 max' 5' 9 min" (2.82m x 2.57m)** UPVC obscure double glazed windows to the rear and side elevations, inset lighting, double bath with central mixer tap, quadrant shower enclosure with electric shower, pedestal wash hand basin and push button low flush WC.

## FIRST FLOOR

UPVC double glazed window to the side elevation, door to the airing cupboard with the factory lagged hot water cylinder and immersion heater. Loft hatch access. Doors serve the following rooms:-

## BEDROOM ONE

**13' 2" x 10' 6" (4.01m x 3.2m)** A bright and spacious double bedroom with UPVC double glazed window to the rear elevation overlooking the gardens and park. Wall mounted electric radiator.

## BEDROOM TWO

**13' 6 max' 9' 10 min" x 10' 6 max' 7' 1 min" (4.19m x 3.23m)** A bright and spacious double bedroom with UPVC double window to the front elevation. Coved ceiling, fitted storage cupboard and wall mounted electric radiator.

## BEDROOM THREE

**10' 6" x 9' 4" (3.2m x 2.84m)** A bright and spacious double bedroom with a UPVC double glazed window to the side elevation. Wall mounted electric radiator.



## WORKSHOP/STORE

**9' 2" x 9' 00" (2.79m x 2.74m)** Wooden framed glazed window to the rear and side elevations. Light and power connected. Belfast style sink with cold water.

## OUTSIDE

Low brick wall to the front elevation with a concrete path leading to the front door. Front, side and generous rear gardens are all laid to lawn.

## GARAGE

Located in a near by block. Up and over door.

## COUNCIL TAX

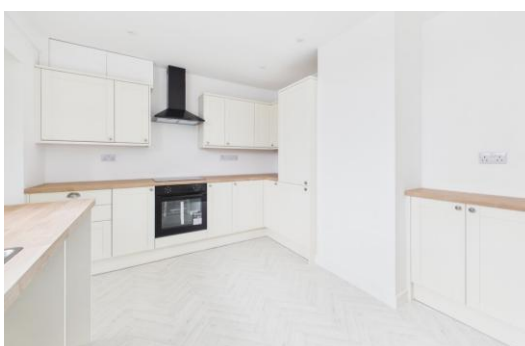
Band A

## SERVICES

Mains electricity, water and drainage.

## TENURE

Freehold



**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## Directions

From Bude head out of town towards Stratton and then take the A3072 towards Holsworthy. As you enter the town of Holsworthy continue up the hill passing the school on the right and follow the signs to Holsworthy town centre. From the centre of Holsworthy turn right into Bodmin Steet and right again into Croft Road, following this road into Glebelands and the property will be located almost directly in front of you in the bottom left hand corner.

