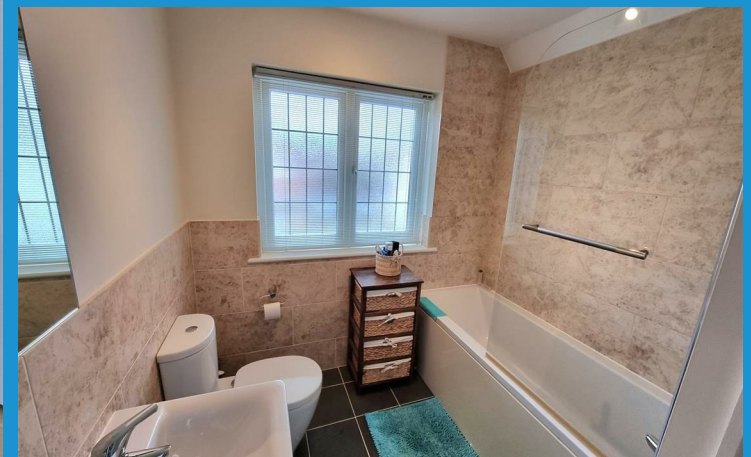




4 Bray Road  
Holsworthy | Devon



Town • Country • Coast



Located on the outskirts of the town on a popular development is this 3 bedroom detached home. Offering extended accommodation to include a rear aspect garden room, the property is found in good order throughout.

You step into a hallway with a WC and staircase leading off. The generous sitting room is front aspect with a feature double glazed window, Overlooking the rear garden is the large kitchen/dining room. The kitchen area offers plenty of eye and base level units together with various integrated appliances. Beyond here is the dining area with lots of space for a family size dining table. To the corner of this room is a built in utility cupboard. Sliding patio doors open out into the full width double glazed garden room with a private view over the garden.

On the first floor are 3 bedrooms and 2 bathrooms. The main bedroom is front aspect with a built in wardrobe and a door through to the side aspect ensuite shower room with double shower enclosure. Bedroom 2 is a rear aspect double and finally bedroom 3 is a good size single. Both of these rooms share a well appointed family bathroom with a matching 3 piece suite.

To the side of the property is a single garage with a driveway in front for 2 vehicles in tandem. A pedestrian gateway opens into the rear garden which is enclosed to all sides. The garden is level and majority laid to lawn with well stocked flower borders to 2 sides. Behind the garage is space for a garden shed.



### Situation

This popular development is situated on the edge of the town allowing good access to the amenities and road links to Bude, Okehampton and Bideford. Holsworthy is a thriving market town with strong agricultural links and the Town Centre features a range of shopping facilities including, supermarket and general convenience stores. There are Primary and Secondary Schools in Holsworthy alongside a swimming pool and the Town also offers takeaways and restaurants. 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

From Holsworthy Town Centre, drive though and continue out until you reach a roundabout and take the signposted left hand turn to Bude. Follow the road down and take the second right hand turning opposite the petrol station signposted to Chilsworthy and Bradworthy. Follow this road until the roundabout and take the right hand turning into Bray Road where the property will be seen on your right.

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## Entrance Hallway

### Living Room

15'6" x 11'4" (4.74m x 3.46m)

### WC

5'6" x 3'2" (1.69m x 0.98m)

### Kitchen / Dining Room

18'6" x 10'6" (5.64m x 3.22m)

### Conservatory

15'11" x 7'3" (4.86m x 2.21m)

## First Floor

### Bedroom 1

11'0" x 11'10" (3.37m x 3.63m)

### En-suite Shower Room

8'3" x 4'0" (2.52m x 1.23m)

### Bedroom 2

10'11" x 10'0" (3.35m x 3.05m)

### Bedroom 3

10'8" x 7'1" (3.27m x 2.17m)

### Bathroom

8'1" x 7'0" (2.48m x 2.15m)

### Garage

Power & Light

### Services

Mains Electricity, Flo Gas, Water and Drainage

Council Tax Band D

Annual Service Charge - £140 per annum

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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