KIVELLS

12 St Peter's Road

Holsworthy, Devon



12 St Peter’s Road

Holsworthy, EX22 6FB

Guide Price: £225,000

Two bedroom, semi-detached house

Well-presented, spacious accommodation

Garage and off-street parking

Enclosed, low maintenance rear garden

Great first-time purchase or investment opportunity

Within walking distance of the town centre

EPC Rating - D



Description

Semi-detached house within easy reach of the town centre

An attractive and well-presented two-bedroom home, conveniently positioned within the popular market town of Holsworthy. The property benefits from central heating throughout and offers spacious accommodation, with a well-appointed kitchen, a separate WC, open-plan living and dining rooms, family bathroom and two good-sized double bedrooms.

The accommodation is complemented by an enclosed rear garden and the added benefit of a single garage and off-road parking.





Accommodation

The Room Guide

ENTRANCE HALL:

Stairs rising to the first floor with doors providing access to the kitchen, WC and open plan living/dining room. Radiator.

KITCHEN:

Fitted with a range of matching wall and base units, incorporating a sink and drainer with work surfaces over and extractor fan. Space and plumbing for appliances with a window to the front elevation. Radiator and stopcock.



WC:

Fitted with a WC, wash hand basin and radiator.

UNDERSTAIRS CUPBOARD:

Useful, spacious understairs cupboard with fitted shelving.

LIVING ROOM:

A spacious reception room with radiator, working fireplace, wall lights and ample space for a range of living room furniture. Open plan into the dining room.

DINING ROOM:

A bright and versatile reception space with radiator, dual aspect uPVC windows and space for a dining table, chairs and sofa. Large uPVC sliding door into the rear garden.



Accommodation

The Room Guide

LANDING:

Providing access to both bedrooms and the family bathroom.

AIRING CUPBOARD:

Airing cupboard fitted with shelving and radiator.

BEDROOM ONE:

A generous double bedroom with fitted wardrobe, radiator and a window overlooking the rear garden.

BEDROOM TWO:

A further well-proportioned double bedroom with fitted wardrobe, radiator and window to the front elevation. Loft hatch.

BATHROOM:

Frosted glass window to the front elevation. Fitted with a three-piece suite comprising a panelled bath with shower over and shower screen, WC and wash hand basin with fitted cupboard beneath. Radiator and wall light.



Floor Plan

See The Layout



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

KIVELLS
www.kivells.com

Approximate total area(1)

97.1 m²

1047 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Outside

External Spaces

To the rear is an enclosed garden, providing an attractive outside space with established planting and areas for sitting out and entertaining benefiting from an outside light.

Access to the garage and to the front of the house by way of a timber side gate.

GARAGE
Single garage accessed via an up-and-over door, with a separate pedestrian side door, providing secure parking and useful storage/workshop space. The garage also benefits from lighting, power points and an outside tap.





Additional Information

Useful Property Information

SERVICES:

Mains | Water | Electric | Oil fired central heating

VIEWINGS:

Strictly by appointment only. Please call 01288 359 999 or email bude@kivells.com to book your viewing.

Virtual Tour available on request.

DIRECTIONS:

What3words: ///strikers.forkful.pencil

EE RATING: TBC

COUNCIL TAX BAND: B

DISCLAIMER:

Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on theirown behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £300 incl. VAT to Kivells. Kivells retains copyright to allsales particulars,photographs, floor plans, sketches, and advertisements.

KIVELLS



8 Belle Vue, Bude, Cornwall, EX23 8JL
01288 359999 | bude@kivells.com | kivells.com

KIVELLS

8 Belle Vue, Bude, Cornwall, EX23 8JL
01288 359999 | bude@kivells.com | kivells.com