



47 Brooks Avenue

Holsworthy, Devon, EX22 6FQ

KIVELLS



Plot 28 Brooks Avenue

Holsworthy, Devon, EX22 6FQ

£315,000 Guide Price

Property benefits from a ten year LHBC Guarantee

Allocated parking spaces

Walking distance to the local schools and shops

Ideal first home

Enclosed South-West facing garden

Air Source Heat Pump and underfloor heating

EPC Rating: TBC

Floor plan for identification purposes only, not to scale



Location

The market town of Holsworthy provides a wide range of shopping, recreational and education facilities including Waitrose and Co-Op supermarkets, M&S food hall with associated fuel station, dentist, hospital and parkland 18 hole golf course. The Cornish coastal town of Bude is some 9 miles west and provides further facilities including Blue Flag beaches, the stunning South West Coastal Path and a range of restaurants and bars. The cities of Plymouth and Exeter are both within an hour's drive with an extensive range of shopping facilities and onward travelling links, including the M5 motorway, international airport and mainline train station.

DESCRIPTION

Nestled in the desirable new development in Holsworthy, this stunning three-bedroom residence constructed by Highfield Homes offers a perfect blend of contemporary design and practical living. As a brand-new build, the property showcases the high-quality craftsmanship and attention to detail that define Highfield Homes, providing a fresh, energy-efficient space ready for a new owner to make their own. Featuring engineered oak flooring with underfloor heating throughout the home this property is a must see.

The heart of the home is an impressive open-plan living area that creates an inviting atmosphere for both relaxing and entertaining. The thoughtful layout seamlessly connects the kitchen, dining, and lounge spaces, allowing natural light to flow throughout the home and providing a versatile foundation for any interior style. This sociable configuration is perfect for modern family life or hosting guests.

The accommodation comprises three well-proportioned bedrooms, offering plenty of space for family members, a home office, or a dedicated guest room. The primary bedroom further benefits from the luxury of a private en-suite bathroom, with walk in shower and lit bathroom mirror and cabinet. Every room has been designed with comfort in mind, ensuring a bright and airy feel throughout the property.

ACCOMODATION

KITCHEN

The kitchen area comprises of a range of matching wall and base units, stainless steel sink and drainer, Integrated dishwasher, washing machine, fridge and freezer and fitted electric oven & hob.

LIVING/ DINING ROOM

The living and dining area is a well-proportioned space with and leads out to the decking and garden through uVPC double glazed sliding door. There is also a useful under stairs storage cupboard.

W/C

Downstairs cloakroom with handbasin and W/C

BEDROOM ONE

A spacious double bedroom with built in storage, carpet flooring and uVPC window to the front of the property

ENSUITE

Featuring a large walk in shower, w/c and hand basin, lit bathroom mirror and cabinet

BEDROOM TWO

A large double bedroom situated at the rear of the property with countryside views

BEDROOM THREE

This spacious single bedroom would make the perfect office space, or children's bedroom

FAMILY BATHROOM

Fitted with a bath, shower over, w/c and handbasin, lit bathroom mirror and cabinet

Outside

Stepping outside, the property features a delightful southwest-facing garden, making it a true sun trap throughout the afternoon and into the evening. The raised decking that adjoins the rear of the property is ideal for alfresco dining, or simply enjoying a quiet moment in the sunshine.

Services

Mains electricity, water and drainage.

Tenure

Freehold

RESERVATION

A £1,000 reservation fee is required upon acceptance of an offer, forming part of the final purchase price.

BUILD GUARANTEE

The property is sold with the remainder of a 10 year LHBC guarantee.



EE Rating - TBC



Council Tax Band - C



Directions

What3Words – soulful.refuses.kiosk



Viewings strictly by appointment only

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Kivells Property Suite, Market Square, New Market Road, Holsworthy, EX22 7FA

📞 01409 253888

✉️ holsworthy@kivells.com

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