



Meadowview

Kingswood Meadow, Holsworthy, Devon, EX22 6HG

KIVELLS

Meadowview

Kingswood Meadow, Holsworthy, Devon, EX22 6HG

£300,000 Guide Price

Semi-detached, well-maintained bungalow

Converted garage offering a workshop space,
bedroom and WC

Double glazing and oil-fired central heating

Well-maintained, mature garden

EPC Rating: E



Situation...

This well-presented bungalow is situated on quiet road on the outskirts of Holsworthy, the property offers spectacular countryside views from both the first floor living accommodation and the gardens. The property briefly comprises of three double bedrooms, family bathroom, kitchen, separate dining room, balcony, basement, with a variety of different uses and mature, well-maintained gardens.

The elevated position of this property allows for spectacular uninterrupted views over the rolling hills of Devon's countryside all within easy walking distance to the town's amenities.



Located on the outskirts of Holsworthy yet still in a short walking distance to all of the towns amenities. 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.

Accommodation

uPVC double glazed door with full length side light leading to:

ENTRANCE PORCH

Tiled flooring, space for coats and boots and full-length glass panelled door with side light leading to:

HALLWAY

Wooden flooring, radiator, pendant lights, storage cupboards, loft hatch access and doors leading to:

LIVING ROOM

Fitted carpet, dual aspect UPVC double glazed window to the front and side aspect, ample room for living room furniture, ceiling and wall lights, gas fire with tiled hearth and stone surround with built in shelving. Door leading to:

DINING ROOM

UPVC double glazed sliding doors to balcony overlooking the well-presented gardens and countryside views with a further UPVC double glazed window to the rear aspect. Fitted carpets, ceiling light, radiator, and door to:

KITCHEN

Laminate flooring, a range of matching eye and base level units with wood effect worktops over, integrated electric hob and stainless-steel double sink/drain unit with mixer tap over and space and plumbing for washing machine under. Built in stacked

double oven, large UPVC double glazed picture window to the rear aspect where picturesque countryside views can be enjoyed. Further built in storage behind second door leading back through to the hallway and door leading down to the basement.

MASTER BEDROOM

Large king size bedroom with fitted carpet, built in wardrobes, pendant light and UPVC double glazed window to the side aspect.

BEDROOM TWO

Double room with fitted carpets, ceiling light, built in wardrobes, radiator, and dual aspect UPVC double glazed windows to the front and side aspect.

BATHROOM

Laminate flooring, bath with shower over, handwash basin with vanity unit under, UPVC double glazed frosted window to the front aspect, heated towel rail, built in storage, floor to ceiling tiling on two walls with half height tiling on the other walls, ceiling light and heater.

WC

Separate WC with laminate flooring, half height tiling, enclosed pipework, UPVC double glazed obscured window to the front aspect and ceiling light.



BASEMENT

Stairs leading down from the kitchen opens into a large basement area currently being used for many different things. This includes utility, workshop, and storage. Concrete flooring, ceiling light, UPVC double glazed frosted window to the rear aspect and UPVC door leading to the garden. From the main space there are further doors leading to:

WC

Briefly comprising low level flush WC, pedestal hand wash basin with tiled splash back and shaving light and mirror over, tiled flooring, ceiling light and UPVC double glazed obscured window to the rear aspect.

BEDROOM THREE

Double bedroom with space for bedroom furniture. Fitted carpets, electric radiator, ceiling light and UPVC double glazed window to the side aspect.

TENURE

Freehold



Floor Plan

Floor plan for identification purposes only, not to scale



Floor 0



Floor 1

Approximate total area²¹100.69 m²1083.77 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Services

Mains water, electricity and drainage. Oil-fired central heating.

⚡ EE Rating - E

£ Council Tax Band - D

/// Directions

What3Words – waltzes.charm.news

👤 Virtual Tour

tour.giraffe360.com/???

Viewings strictly by appointment only

Please ring **01409 253888** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.



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 their own 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 £250 + VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.



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

📞 01409 253888

✉ holsworthy@kivells.com

🌐 kivells.com

Find us on [f](#) [x](#) [i](#) [v](#) [i](#)



Scan for material
Information