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

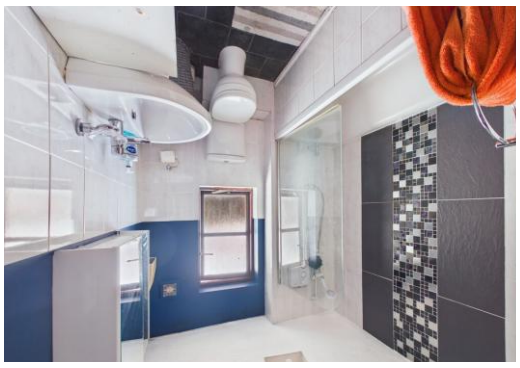
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EX23 8BB

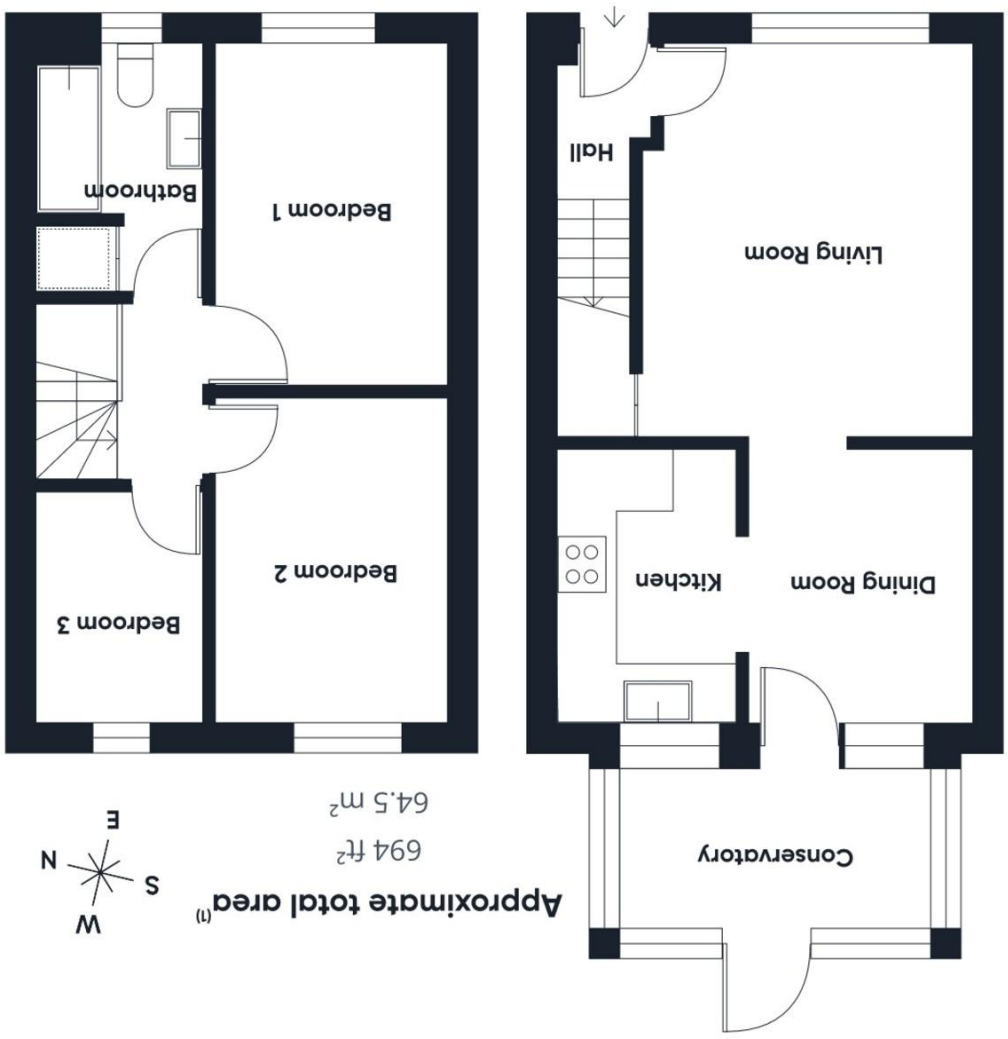
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The Property Ombudsman









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7 Meadow View

Holsworthy, Devon, EX22 6JH

- Spacious mid terrace house
- Within walking distance of Holsworthy town centre and its amenities
- Living room, dining room, conservatory and a modern kitchen
- Three bedrooms and a bathroom
- Garden to the rear laid to lawn with patio seating area

£179,950

7 Meadow View

Holsworthy, Devon, EX22 6JH

£179,950

7 Meadow View is a spacious mid-terrace home situated in a quiet cul-de-sac, conveniently within walking distance of Holsworthy town centre and its amenities. The nearby coastal town of Bude with its beaches and amenities is approximately 9 miles.

The well-proportioned accommodation comprises; an entrance hall, living room with an arch leading through to a dining room, conservatory and a modern kitchen. On the first floor there are three bedrooms and a bathroom.

Outside to the rear the garden is laid to lawn with a patio seating area.

ENTRANCE HALL Entering via a wooden framed door to the entrance hall with stairs ascending to the first floor, coved artex ceiling and telephone point. Door to:-

LIVING ROOM 13' 8" x 11' 6" (4.17m x 3.51m) Wooden framed double glazed window to the front elevation, coved artex ceiling, fibre connection point and wall mounted electric fire. Door to understairs storage cupboard. Arch leading through to:-

DINING ROOM 9' 7" x 7' 11" (2.92m x 2.41m) Coved artex ceiling, wooden framed glazed internal window and door leading out to the conservatory. Electric night storage heater.

CONSERVATORY 10' 5" x 5' 11" (3.18m x 1.8m) UPVC double glazed window and door overlooking and leading out to the gardens, fitted worksurface with space and plumbing for washing machine.

KITCHEN 9' 7" x 6' 4" (2.92m x 1.93m) Wooden framed double glassed internal window, artex ceiling. Fitted with a range of matching wall and base units with a fitted worksurface with attractive tiled splash back, inset composite sink and drainer with mixer tap. Inset electric hob with extractor hood, integrated electric oven and space for fridge freezer.

FIRST FLOOR Loft hatch access and doors serve the following rooms:-

BEDROOM ONE 11' 11" x 8' 3" (3.63m x 2.51m) A double bedroom with a wooden framed double glazed window to the front elevation.





BEDROOM TWO 11' 7" x 8' 3" (3.53m x 2.51m) A double bedroom with a UPVC double glazed window to the rear elevation overlooking the gardens. Wall mounted electric heater.

BEDROOM THREE 8' 2" x 6' 1" (2.49m x 1.85m) A single bedroom with a UPVC double glazed window to the rear elevation overlooking the gardens. Wall mounted electric heater.

BATHROOM 6' 00" x 6' 00" (1.83m x 1.83m) Wooden framed obscure double glazed to the front elevation, artex ceiling, panel enclosed bath with glass shower screen, electric shower, pedestal wash hand basin, push button low flush wc and cupboard housing the factory lagged hot water cylinder and immersion heater.

OUTSIDE To the front of the property a path leads to the front door with a small area of lawn. To the rear there is a patio seating area, garden is laid to lawn and a useful garden store.

COUNCIL TAX Band B

SERVICES Mains electricity, water and drainage

TENURE Freehold

Directions

From Bude head out of town towards Stratton and then take the A3072 towards Holsworthy. Passing Holsworthy Golf Course and then The Rydon Inn and upon entering Holsworthy, take the third left hand turning opposite Holsworthy Community College and at the top of Sanders Lane at the mini roundabout take the first left onto North Road. Continue on this road, taking the first left into Dobles Lane and follow this road into Pearson Close and Meadow View will be located a short distance along on the left hand side.





