



Bond
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Changing Lifestyles

8 Trewyn Park
Holsworthy
Devon
EX22 6LS

Asking Price: £425,000
Freehold




Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

8 Trewyn Park, Holsworthy, Devon, EX22 6LS

- DETACHED HOUSE
- 3 BEDROOMS (1 EN-SUITE)
- GARDEN ROOM
- ENTRANCE DRIVE WITH EXTENSIVE OFF ROAD PARKING
- GARAGE
- ENCLOSED LOW MAINTENANCE GARDEN
- PRIME LOCATION
- SOUGHT AFTER RESIDENTIAL DEVELOPMENT
- WALKING DISTANCE TO TOWN CENTRE



Situated within the highly sought after residential development of Trewyn Park is an exciting opportunity to acquire this spacious, 3 bedroom (1 ensuite), 3 reception room detached house with extensive off road parking area, generous rear garden and multiple garages. The residence benefits from being within walking distance to the town centre and has great links to the North Cornish coastline. EPC TBC



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Directions

From Holsworthy proceed on the A3072 towards Bude, after a short distance, past the M&S fuel station take the right hand turn into "Trewyn Park". Proceed into the development and take the first right hand turn, continue around to the right where the entrance drive to number 8 will be found on the right hand side with its number plaque clearly displayed.

Situation

This select residential development is conveniently situated on the edge of Holsworthy with its weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket, BP filling station, Marks & Spencers Simply Food and Wild Bean café. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course etc. Bude on the North Cornish coast is some 9 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 20 miles distant, whilst Barnstaple, the Regional North Devon Centre is some 30 miles. Launceston, Cornwall's ancient capital, is some 14 miles distant. Holsworthy is in the heart of "Ruby Country", named after the famous local Red Ruby cattle.



Internal Description

Entrance Hall - Spacious entrance hall with stairs leading to first floor landing. Access to useful under stairs cupboard.

Kitchen - A fitted kitchen comprising wall and base mounted units with work surfaces over, incorporating a double stainless steel sink drainer unit with mixer tap. Space for range style electric cooker with extractor over and dishwasher. Window to rear elevation overlooking the garden.

Dining Room - Ample room for dining table and chairs. Window to front elevation.

Living Room - Spacious, light and airy reception room with feature open fireplace. Ample room for sitting room suite. Window to side and front elevation and internal double doors leading to garden room.

Garden Room - Windows and double doors to rear, overlooking the garden.

Utility Room - Fitted with matching base units with work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap. Space for free standing fridge/freezer. Internal doors to cloakroom/internal garage and kitchen. External door to side and window to rear elevation.

Cloakroom - Fitted with a wall hung sink and close coupled WC.

First Floor Landing - Window to rear elevation. Access to loft space and useful airing cupboard.

Bedroom 1 - Spacious double bedroom with built in wardrobes. Windows to rear and side elevations.

Ensuite Shower Room - A fitted suite comprising large shower cubicle with mains shower over, vanity unit with inset wash hand basin and low flush WC. Heated towel rail. Window to front elevation.

Bedroom 2 - Large double bedroom with built in wardrobes. Window to rear elevation overlooking the garden.

Bedroom 3 - Double bedroom with built in wardrobes. Window to front elevation.

Family Bathroom - A matching suite comprising a corner bath with electric shower over, pedestal wash hand basin and close coupled WC. Window to front elevation.

Outside - The property is approached via its own tarmacked entrance drive, leading to an extensive off road parking area for a variety of vehicles and giving access to the front entrance door, integral garage and side gates.

Within the off road parking area there is another garage/workshop (17'01 x 15'08") and wooden storage shed. Side gates lead to the enclosed and private rear garden which is principally laid to lawn and bordered by close boarded wooden fencing. Adjoining the garden is a paved patio area providing the ideal spot for alfresco dining and entertaining.

Garage - Single garage housing oil fired combi boiler. Up and over manual vehicle entrance door to front elevation and window to side elevation. Space and plumbing for washing machine and tumble dryer. Light and power connected. Internal door to utility room.

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

EPC Rating - EPC rating TBC.

Council Tax Banding - Band 'E' (please note this council band may be subject to reassessment).

Agents Note - Planning permission has been granted for a 1st floor extension above the garage/utility room to change the property into a 4 bedroom, 2 ensuite residence. Please note, this planning expires in January 2024.



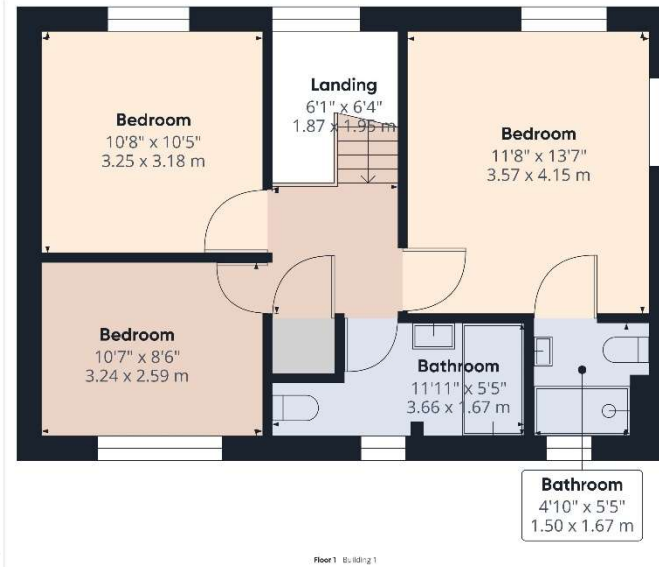
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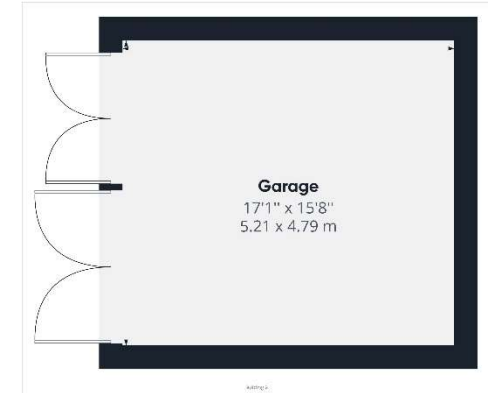
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Approximate total area¹
477.61 m²
5133.57 sq ft

1. This area includes the area of the building and the area of the garage. It does not include the area of the driveway or the area of the garden.



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We are here to help you find and buy your new home...

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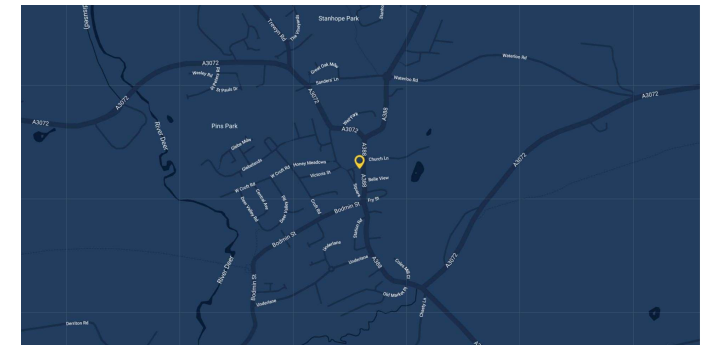
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