



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

11 Trewyn Park  
Holsworthy  
Devon  
EX22 6LS

**Asking Price: £385,000 Freehold**



*Changing Lifestyles*

01409 254 238  
[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)



11 Trewyn Park, Holsworthy, Devon, EX22 6LS



- 3 BEDROOM DETACHED BUNGALOW
- 1 ENSUITE
- SOUGHT AFTER DEVELOPMENT
- GENEROUS SIZE LANDSCAPED GARDENS
- ENTRANCE DRIVEWAY
- GARAGE
- SPACIOUS ACCOMMODATION
- NO ONWARD CHAIN
- EPC: TBC
- Council Tax Band:



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## Changing Lifestyles

### Overview

**Situated in this high sought after residential development within a short walk to the Town centre is this spacious 3 bedroom (1 ensuite) detached bungalow, occupying a generous size plot with landscaped gardens, and an entrance driveway with garage. The property is available with no onward chain.**

### Location

**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.**

### 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 round the 'S' bends whereupon the property will be found on the left hand side with a plaque clearly displayed.**

### Entrance Hall

#### Living Room - 18' x 13'5" (5.49m x 4.1m)

A spacious, light and airy dual aspect room with windows to front and French glazed doors to rear elevation opening onto the garden. A brick feature fireplace with a slate hearth houses an open fire.

#### Kitchen - 11'3" x 10'9" (3.43m x 3.28m)

A well presented fitted kitchen comprises a range of base and wall mounted units with work surfaces over, incorporating a composite sink drainer unit with mixer taps. Built in oven and 4 ring ceramic hob with extractor system over. Integrated fridge/ freezer and plumbing and recess for dishwasher. Pedestrian door and windows to side and rear. Space for dining room table and chairs.

#### Utility Room - 11'3" x 4'5" (3.43m x 1.35m)

Base mounted units with a stainless steel sink over, plumbing and recess for washing machine. Floor mounted oil fired central heating boiler supplies domestic hot water and heating systems. Door to side.

#### Bedroom 1 - 15'8" x 10'2" (4.78m x 3.1m)

A spacious dual aspect double bedroom with windows to side and front elevation. Door to-

#### Ensuite - 9'10" x 3'6" (3m x 1.07m)

A fitted suite comprises a walk in shower cubicle, close coupled WC and wash hand basin. Window to side elevation.

#### Bedroom 2 - 12' x 7' (3.66m x 2.13m)

A double bedroom with window to side elevation.

#### Bedroom 3 - 9'2" x 7'8" (2.8m x 2.34m)

Window to side elevation.

#### Bathroom - 9'10" x 6'5" (3m x 1.96m)

A fitted suite comprises an enclosed panelled bath, close coupled WC and wash hand basin. Window to side elevation.

**Outside** - The property is approached via a tarmac entrance driveway providing extensive off road parking. Well presented front gardens are principally laid to lawn with shrubs and planting bordering. The rear gardens are a generous size being laid to lawn with a gravel bed and mature shrubs bordering. A paved patio area adjoins the rear of the property providing an ideal spot for alfresco dining.

#### Garage - 18'3" x 9'7" (5.56m x 2.92m)

Electric up and over vehicle entrance door, power and light connected. Pedestrian door to rear.

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



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