



Bond
Oxborough
Phillips

Changing Lifestyles

Canberra
15 Westcroft Road
Holsworthy
Devon
EX22 6BY

Asking Price: £370,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Canberra, 15 Westcroft Road, Holsworthy, Devon, EX22 6BY



- DETACHED BUNGALOW
- 3 BEDROOMS
- OIL FIRED CENTRALLY HEATED
- PEACEFUL TOWN EDGE LOCATION
- STUNNING LANDSCAPED GARDENS
- FANTASTIC VIEWS TO OLD VIADUCT
- OFF ROAD PARKING
- APPROXIMATELY 0.25 ACRES
- OUTSIDE OFFICE/ STUDIO
- EPC: E



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Overview

Nestled in a this sought after and peaceful location within the sought after Market Town of Holsworthy is this 3 bedroom detached bungalow, which benefits from stunning views over the old viaduct, with fantastic landscaped gardens of approximately 0.25 acres with an outside studio with power and light connected.

Location

Canberra is set on the very edge of this popular market town in an undoubtedly one of the finest residential locations in Holsworthy yet is conveniently situated within walking distance of the bustling market square. Holsworthy caters well for inhabitants with a good range of national and local shops including a Waitrose supermarket. There are many amenities including an Indoor Heated Swimming Pool, Sports Hall, Schools, Library, Park, Health Centre, Golf Course, Bowling Green etc. Bude on the North Cornish Coast is 10 miles. Okehampton, Dartmoor, and the A30 dual carriageway is some 20 miles. The Cathedral and University City of Exeter with its intercity rail and motorway links, and its international airport is some 40 miles.

Entrance Porch

Entrance Hall

Living Room - 13'10" x 11'10" (4.22m x 3.6m)

A light and airy room with French glazed sliding doors opening out onto the decked terrace, enjoying breathtaking views over the garden and down the wooded valley to the Viaduct.

Kitchen/ Diner - 18'5" x 9'10" (5.61m x 3m)

A well presented kitchen comprises a range of base and wall mounted units, with work surfaces over incorporating an

inset stainless steel sink, plumbing and recess for dishwasher, electric hob with extractor over, built-in high level oven, built-in fridge/freezer and a breakfast bar area. Ample space for a dining room table and chairs. Window to rear elevation enjoying the fantastic view.

Rear Porch

WC - with low level WC.

Laundry Room - 8'3" x 7'7" (2.51m x 2.3m)

Utility Room - 10'6" x 7'2" (3.2m x 2.18m)

Worksurface incorporating stainless steel single drainer sink. Plumbing for washing machine. Oil fired boiler feeding domestic hot water and central heating system. PVCu double glazed door to front. Space for freezer.

Bedroom 1 - 11'11" x 11'8" (3.63m x 3.56m)

A spacious double bedroom with a tiled shower with glazed door and "Mira" instant heat shower. Views over garden, woodland, and the viaduct beyond.

Bedroom 2 - 11'10" x 11'1" (3.6m x 3.38m)

A double bedroom with window to front elevation.

Bedroom 3 - 8'10" x 7'10" (2.7m x 2.4m)

Window to front elevation.

Shower Room - 7' x 5'7" (2.13m x 1.7m)

Conservatory/ Summerhouse - 10'9" x 10'2" (3.28m x 3.1m)

PVCu double glazed windows. PVCu double glazed side door, and PVCu double glazed French doors to terrace. Light/ceiling fan. Double wall light. "Dimplex" electric wall heater. Fitted blinds.

Outside - The property is approached via a tarmac driveway providing off road parking. The front garden is attractive and well planted with pathways leading either side of the property. A detached timber built office/ studio suits a

variety of uses with power and light connected and underfloor heating. A timber summerhouse is located on the opposite side with power and light also connected. The South facing rear gardens and stunning and superbly landscaped with beautiful views over the valley and the old viaduct. The rear gardens are principally laid to lawn with a range of mature shrubs and planting. A productive vegetable garden and greenhouse, apple trees.

Extensive cellar storage approximately 36' 0 x 12' 0 (10.97m x 3.66m) with light connected. . Decking area approached from Living room patio door. Outside power points. Outside lighting. Attractive area of further decking with ornamental pond.

Services - Mains water, electricity and drainage.

Directions

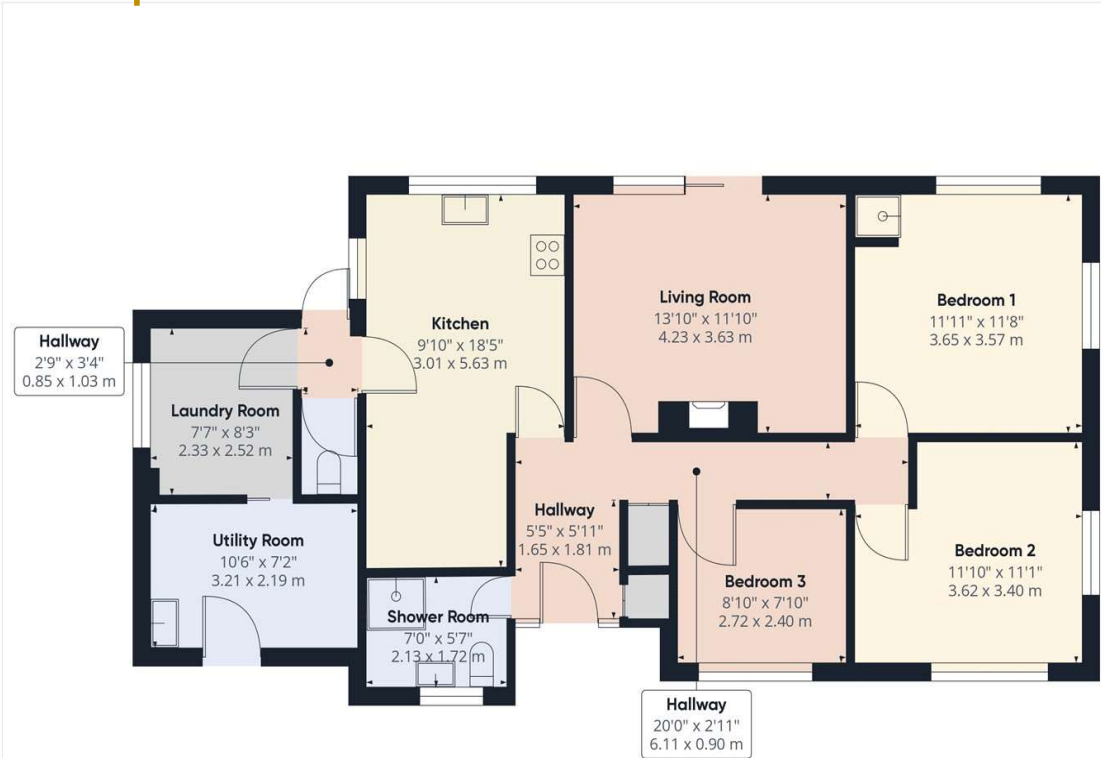
From our offices proceed along Fore Street in the Launceston direction turning right into Bodmin Street, and then immediately right into Croft Road. After some 200 yards turn left into Westcroft Road and proceed to the bottom of Westcroft Road whereupon Canberra will be found at the far end on the left hand side.



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Floorplan



Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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