

OPEN 7
DAYS A WEEK



**Somerdene, Kingswood Meadow,
Holsworthy, Devon, EX22 6HG**



This particularly spacious and exceptionally well presented PVCu double glazed, oil fired centrally heated, 3 bedroom plus conservatory semi-detached bungalow commands a prime good size corner plot with lovely gardens, off road parking, and a 20ft garage on the lower ground floor. Prime spot in one of Holsworthy's most sought after locations with only a short walk of the town's excellent amenities.

Guide Price £330,000 Freehold

Bond Oxborough Phillips

INDEPENDENT ESTATE AGENTS *The key to moving home*

Albion House, 4 High Street, Holsworthy, Devon, EX22 6EL
T 01409 254 238 E holsworthy@bopproperty.com

Somerdene, Kingswood Meadow, Holsworthy, Devon, EX22 6HG

Cherished and much loved by the present vendors over the past 16 years. This individual bungalow offers accommodation briefly comprising: Spacious Entrance Hall, Stunning Double Aspect 19ft Lounge, Well Appointed Kitchen/Diner with oak units, South Facing Conservatory, 3 Bedrooms, Bath/Shower Room, and separate Cloakroom.

Somerdene occupies a prime location within Kingswood Meadow and is yet literally within 5 minutes' walk of Holsworthy's bustling market square with its weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket. 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, and its excellent website www.rubycountry.com is well worth a visit.

DIRECTIONS TO FIND

From the centre of Holsworthy proceed on the A388 towards Bideford, passing straight through the mini-roundabout, and take the right hand turning into Kingswood Meadow. Proceed into the development, and the property will be found a short way along on the right hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

THIS ACCOMMODATION COMPRISES (all measurements are approximate):- A PVCu double glazed leaded door with matching sidelights leads to the:

WELCOMING AND SPACIOUS ENTRANCE HALL Laminate wood floor. 2 radiators. Downlighters. Access via loft ladder to a part boarded and insulated roof space with light and skylight. Built-in airing cupboard with lagged hot water cylinder.

LOUNGE 19'10" x 12'2" (6.05m x 3.7m) - A most impressive light and airy double aspect reception room with lovely outlook. 2 radiators. attractive ornamental fireplace.

KITCHEN/DINER 15' x 10'10" (max) (4.57m x 3.3m (max)) - Laminate wood floor. Window to side looking through the conservatory. Granite effect worktops extending to 3 walls incorporating a Breakfast Bar. Light oak matching base and wall units complete with concealed lights. Wine rack. Glazed display cabinets. Space and plumbing for appliances. Stainless steel 1 1/4 bowl sink. 'Belling' 4 ring electric hob with matching double oven below, and an illuminated extractor. Tiled splashbacking. Downlighters. Integral fridge and freezer.

CONSERVATORY 13'6" x 9'5" (4.11m x 2.87m) - Without a doubt the finishing touch to the property, and taking full advantage of its southerly elevation. Laminate wood floor. French doors to garden. Angled tinted polycarbonate roof.

BEDROOM 1 15' x 13' (4.57m x 3.96m) - Double aspect double glazed windows enjoying a nice look over the close to the countryside beyond. Radiator. Built-in wardrobe.

BEDROOM 2 11'10" x 11' (3.6m x 3.35m) - Window to side. Radiator. Built-in double wardrobe.

BEDROOM 3 15'8" x 9'10" (max) (4.78m x 3m (max)) - Currently used as a dining room. Window to the front with a very pleasant outlook. Radiator. Built-in cupboard.

BATH/SHOWER ROOM 8'2" x 7'5" (2.5m x 2.26m) - Opaque window to side. Multi rung radiator/towel rail. Laminate wood floor. 3 piece white suite incorporating a corner bath along with a quadrant shower cubicle with "Mira Jump" unit. Fully tiled walls with downlighters.

CLOAKROOM Laminate wood floor. Opaque window to side. 2 piece white suite. Downlighters.

OUTSIDE A brick drive provides very useful off road parking and gives access to the:

GARAGE - 19'10" x 12'2" (6.05m x 3.7m) - The garage is situated on the lower ground floor and has a rear pedestrian door. Up and over door to front. Light and power connected. 'Grant' oil fired boiler. Hatch giving access to a useful underfloor storage area with light.

The lovely gardens wrap around the bungalow, and to the front and sides are mainly laid to lawn with a great collection of trees and shrubs. From the conservatory steps lead down to the very pleasant south facing enclosed garden area with paved terraces, and further lawn. Aluminium frame greenhouse. Timber garden shed. Well stocked beds with a great collection of flowers.

SERVICES Mains water, electricity, and drainage. Plastic oil storage tank.

COUNCIL BAND Band 'D' (please note this council band may be subject to reassessment).

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Viewing arrangements through:

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EPC RATING Rating E

Agents Note

Bond Oxborough Phillips have prepared these sales particulars as a general guide and include information provided to us by other parties including the seller, not all of which will have been verified by us.

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. Photographs, measurements, floor plans and distances are given as a guide only.

We have not had sight of title documents. We have not checked that the property has all the necessary planning, building regulation approval, statutory or regulatory permissions or consents.

Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys and professional advice about all relevant aspects of the property including charges payable and lease details.

These sales particulars do not form part of any offer or contract.

FLOOR PLAN (NOT TO SCALE)



