

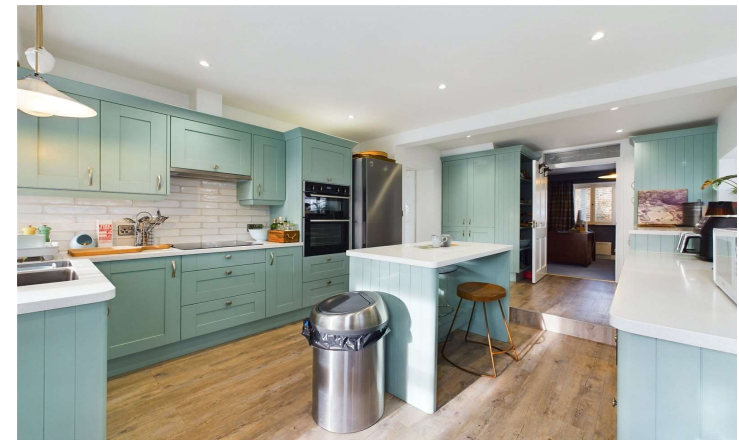


Bond
Oxborough
Phillips

Changing Lifestyles

Quercus
Kingswood Meadow
Holsworthy
EX22 6HG

Asking Price: £425,000
Freehold



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01409 254 238
holsworthy@boproperty.com

Quercus, Kingswood Meadow, Holsworthy, EX22 6HG



- DETACHED BUNGALOW
- IMMACULATEDLY PRESENTED THROUGHOUT
- NEWLY INSTALLED KITCHEN AND BATHROOM
- OFFERING 3 BEDROOMS & 2 RECEPTION ROOMS
- GENEROUS LANDSCAPED GARDEN
- RANGE OF SHEDS AND GREENHOUSE
- OFF ROAD PARKING AND CAR PORT
- OWNED SOLAR PANELS
- WALKING DISTANCE TO TOWN CENTRE
- GREAT LINKS TO THE CORNISH COASTLINE AND LAUNCESTON/A30



Situated in a prime location, within one of Holsworthy's most sought after residential cul-de-sacs, being within walking distance to the town centre and its range of amenities, is Quercus. This spacious and versatile detached bungalow offers well-presented accommodation comprising newly fitted kitchen and bathroom, 2 reception rooms, 3 bedrooms and useful attic space. The bungalow occupies a generous plot, which provides ample off road parking and large landscaped garden.



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Directions

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 take the 2nd right hand turn, follow this road for a short distance the property will be found on the left hand side, with its name plaque clearly displayed.

Situation

Quercus is nestled within the sought after residential cul-de-sac of Kingswood Meadow and is 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.



Internal Description

Entrance Hall - 14'9" x 5'6" (4.5m x 1.68m)

Window and door to front elevation. Access to useful storage cupboard and retractable steps to loft space.

Kitchen - 17'2" x 11'5" (5.23m x 3.48m)

A newly fitted and modern kitchen comprising a range of wall and base mounted units, with self-closing doors, including an understairs cupboard fitted with spice rack and electric points. Fitted work tops incorporating a twin stainless steel sink drainer unit with mixer tap, 4 ring induction hob with extractor unit over. Built in electric oven and grill under counter freezer, space for wine fridge, free standing fridge and freezer and plumbing for washing machine. Space for island. Windows to side elevations and door to rear, with steps leading to the car port, covered lean to and the garden. Step lead from the kitchen to the conservatory, enjoying views of the garden.

Dining Room - 12'10" x 9'2" (3.9m x 2.8m)

Light and airy reception room with space for large dining table and chairs. Double glazed sliding doors to rear, leading to the raised patio area, enjoying views of the garden below.

Conservatory - 9'7" x 8'8" (2.92m x 2.64m)

Dual aspect room with windows to side and rear elevations, with lovely views of the garden. Sliding door to side elevation, leading to the raised patio area.

Living Room - 14'4" x 12'10" (4.37m x 3.9m)

Sliding patio doors to rear elevation and window to side elevations. Feature fireplace housing multi fuel stove, with slate hearth and marble surround. Ample room for sitting room suite.

Bedroom 1 - 12'9" x 12'9" (3.89m x 3.89m)

Dual aspect, generous double bedroom. Windows to front and side elevations.

Bedroom 2 - 12'2" x 10'10" (3.7m x 3.3m)

Double bedroom with built in wardrobe. Window to front elevation.

Bedroom 3/Office - 9'9" x 9'3" (2.97m x 2.82m)

Currently set up as an office, but would also be suitable as a 3rd bedroom. Telephone point. Window to front elevation. Door providing access to the 2 attic rooms.

Bathroom - 9'1" x 5'6" (2.77m x 1.68m)

A newly fitted, matching 3 piece suite comprising panel bath with mixer taps, shower and power shower, vanity unit with inset wash hand basin and mixer tap, low flush WC and heated towel rail. Frosted window to rear elevation. Extractor fan.

Attic Room 2 - 12'10" x 10'8" (3.9m x 3.25m)

Velux window to rear elevation. Access to 2 useful storage cupboards, 1 housing hot water cylinder and the other storing the solar panel equipment. Full boarded and insulated, light and power connected.

Attic Room 1 - 11'4" x 10'7" (3.45m x 3.23m)

Additional storage space. Fully boarded and insulated, light and power connected.

Agents Note - The attic space offers great opportunity for convert, subject to gaining the necessary consents.

Outside - The property is approached via its own tarmacked drive providing off road parking for 3 vehicles and gives access to the front entrance door, car port and covered storage area, with outside sink, tap and lighting. The raised front garden is planted with a variety of flowers and shrubs and bordered by small retaining wall. Gates both sides of the property lead to the landscaped south facing rear garden which is principally laid to lawn and decorated with a range of flowers, shrubs, trees and ponds. The landscaped garden has been well thought out and arrange over different levels. Within the garden, to the rear there is a fruit tree espalier planted with a variety of fruit trees including apple, pear and cherry and a selection of raised vegetable beds. The garden houses a selection of outbuildings including two metal sheds, 2 timber sheds, a timber summerhouse, a greenhouse. The summer house and tool shed have lighting and power. Adjoining the rear of the property is raised patio area, this sun trap area is the ideal spot for alfresco dining and entertaining and even benefits from a built in BBQ.

Services - Mains water, electricity and drainage. 19 Owned solar panels, on a premium tariff. Electric radiators throughout which can be controlled centrally or individually with Areoflow internet module.

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

EPC rating - EPC rating D (62) with the potential to be A (95). Valid until August 2031.

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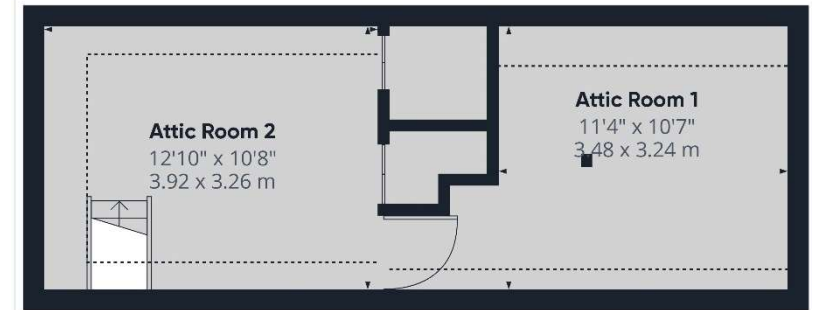
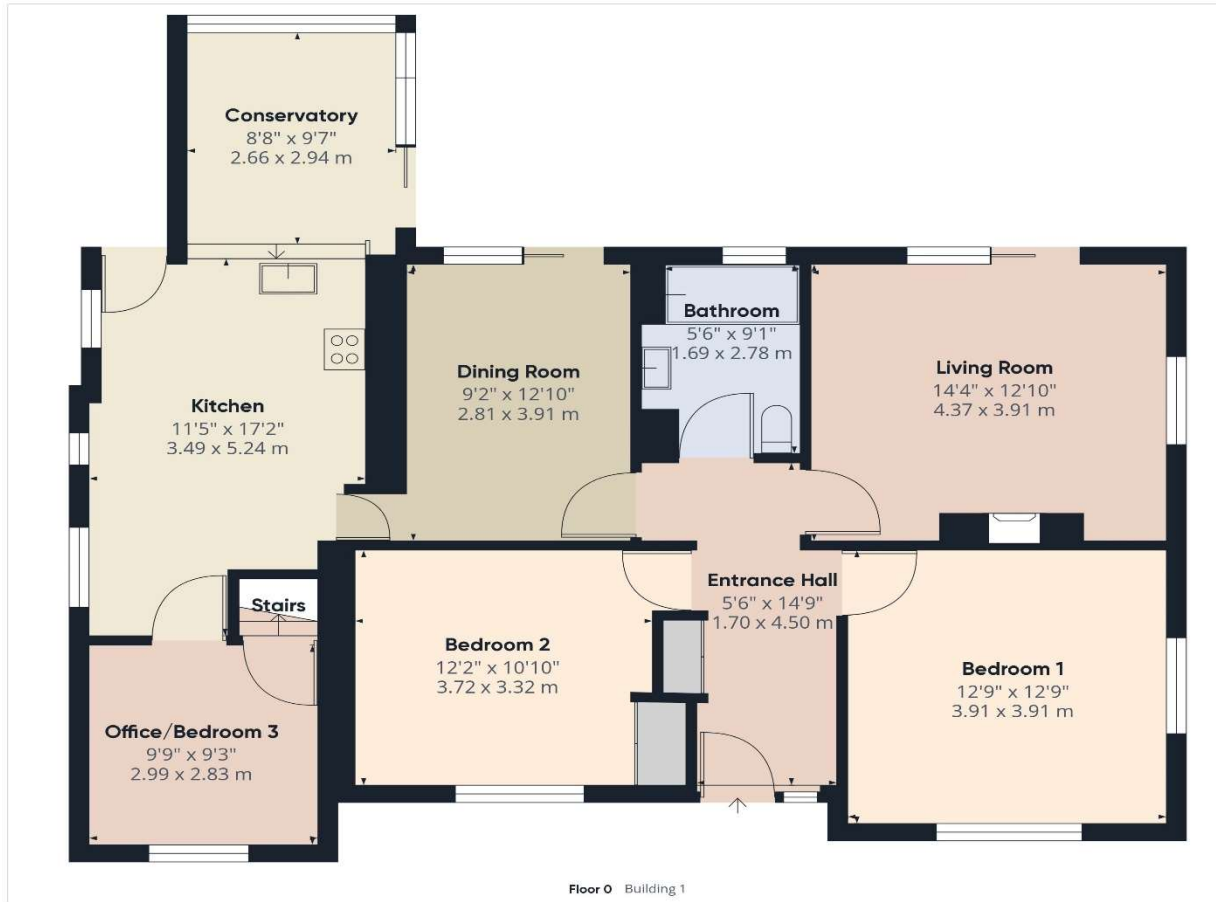
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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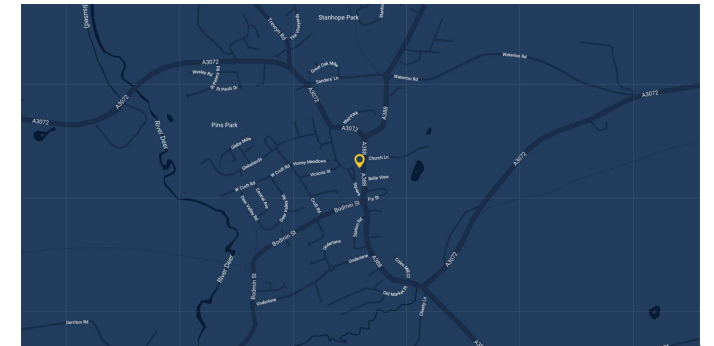
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