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Changing Lifestyles

22 The Willows
Chilsworthy
Holsworthy
Devon
EX22 7BB

Asking Price: £330,000 Freehold

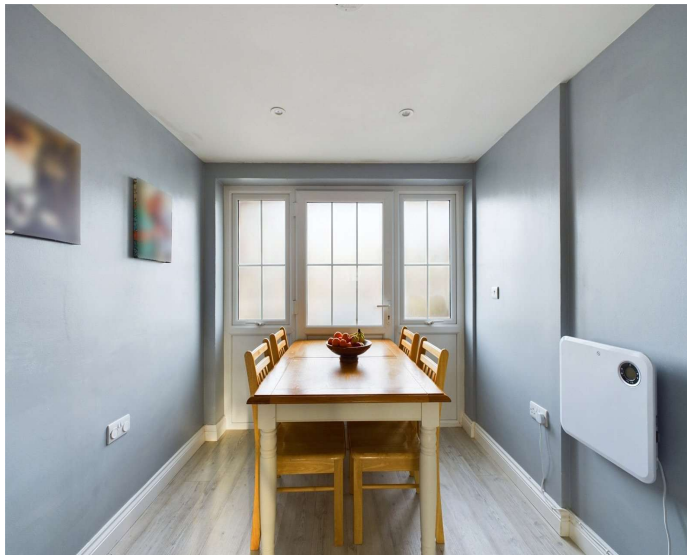


Changing Lifestyles

01409 254 238
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- 4 BEDROOMS
- 1 ENSUITE
- SUPERBLY PRESENTED THROUGHOUT
- SOLAR PANELS
- AMPLE OFF ROAD PARKING
- GENEROUS SIZE GARDENS
- SOUGHT AFTER VILLAGE LOCATION
- LARGE KITCHEN DINER
- EPC: TBC
- Council Tax Band: D



22 The Willows, Chilsworthy, Holsworthy, Devon, EX22 7BB

Overview

An exciting opportunity to acquire this spacious semi detached family home offering 4 bedrooms (1 en-suite) with off road parking and front and rear gardens. The property is situated within the heart of the friendly village of Chilsworthy and benefits from being only a few minutes drive from the bustling town of Holsworthy, and a 10 mile drive to the spectacular North Cornish coast. The roof comes with the distinct advantage of south facing solar panels installed by British Gas which provides in excess of £2500 income every annum. EPC TBC.

Location

Chilsworthy is a small village less than 2 miles from the bustling market town of Holsworthy 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 10 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 22 & 15 miles distant respectively, whilst Barnstaple, the Regional North Devon Centre is some 27 miles. Launceston, Cornwall's ancient capital, is some 15 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.

Entrance Hall

Kitchen/ Diner - 26' x 16'5" (7.92m x 5m)

A superbly presented 'L' shaped room with a fitted kitchen comprising a matching range of base and wall mounted units with solid wood work surfaces over incorporating a 1 1/2 stainless steel sink drainer unit with mixer taps. Built in

double oven, countertop 4 ring ceramic hob with extractor system over. Integrated dishwasher. Plumbing and recess for washing machine and tall fridge/ freezer. Ample space for a dining room table and chairs.

Living Room - 14'4" x 10'6" (4.37m x 3.2m)

A light and airy room with window to front elevation. Archway through to -

Dining Room - 10'6" x 9' (3.2m x 2.74m)

Currently used as a playroom, equally suiting as a dining area with French glazed double doors to rear elevation.

WC - 5'3" x 3'8" (1.6m x 1.12m)

Close coupled WC and wash hand basin.

First Floor

Bedroom 1 - 10'8" x 9'9" (3.25m x 2.97m)

A generous size master bedroom with extensive fitted wardrobes. Window to front elevation.

Ensuite - 5'10" x 5' (1.78m x 1.52m)

A fitted suite comprises an enclosed shower cubicle with a power shower connected, close coupled WC and wash hand basin. Window to front elevation.

Bedroom 2 - 10'8" x 10'5" (3.25m x 3.18m)

A spacious double bedroom with window to rear elevation enjoying far reaching countryside views.

Bedroom 3 - 13'6" x 8'6" (4.11m x 2.6m)

A double bedroom with window to front elevation.

Bedroom 4 - 8'7" x 7'9" (2.62m x 2.36m)

Window to rear elevation.

Bathroom - 6'8" x 6'3" (2.03m x 1.9m)

A fitted suite comprises an enclosed panelled bath with shower attachment over the taps, close coupled WC and wash hand basin. Window to rear elevation.

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Outside - To the front of the house, a tarmac drive and adjoining area of ornamental shingle provide useful off road parking for 2 cars. The enclosed rear garden has been landscaped for ease of maintenance being principally laid to lawn, with a full width patio area, perfect for "Al Fresco" dining and entertaining. Timber garden shed. 2 play parks are located within the cul-de-sac.

Services - Mains electricity, water and drainage.

Agents Notes - There are solar panels on the roof which supply electricity and an annual income of £2000 - £2500.

Directions

From Holsworthy proceed on the A3072 Bude road and on the edge of town, opposite Bude Road Garage, turn right signed Chilsworthy/Bradworthy. Continue along this road into the village of Chilsworthy and turn left signposted "The Willows" Continue into the cul-de-sac and number 22 can be found as the second property on the left hand side.



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Floorplan



Floor 0



Floor 1



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