



Bond
Oxborough
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Changing Lifestyles

Meadow View House
4 Staddon Road
Holsworthy
Devon
EX22 6NH

Asking Price: £425,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Meadow View House, 4 Staddon Road, Holsworthy, Devon, EX22 6NH



- 4 BEDROOMS
- 1 ENSUITE
- DORMER BUNGALOW
- SOUGHT AFTER LOCATION
- GENEROUS SIZE GARDENS
- ELEVATED COUNTRYSIDE VIEWS
- A SHORT DISTANCE TO THE TOWN CENTRE
- SOLAR PANELS
- AMPLE OFF ROAD PARKING
- EPC: E
- Council Tax Band: B



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Overview

Enjoying a prime residential location within the Popular Market Town of Holsworthy is this 4 bedroom (1 ensuite) detached dormer bungalow offering superbly presented accommodation throughout with a stand out feature being the newly installed kitchen. Entrance driveway provides ample off road parking and the enclosed rear gardens are a generous size, boasting elevated views over the Town and surrounding countryside. EPC E

Location

Situated on the edge of the bustling market town of Holsworthy which has a 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 the centre of Holsworthy proceed on the A388 towards Launceston and after approximately 0.6 miles, at Whimble Cross, turn left signed Hollacombe. Proceed along this road and the property will be found on the left hand side with its name plaque clearly displayed.

Entrance Porch

Entrance Hall

Kitchen/ Diner - 20'7" x 12'4" (6.27m x 3.76m)

A stunning newly fitted kitchen comprises a range of base and tall units with solid wood work surfaces over incorporating an inset stainless steel 1 1/2 sink with mixer tap over. Counter top 4 ring ceramic hob with extractor system over. Built in high level double oven, fridge and freezer. Plumbing and recess for dishwasher. Cupboard housing LPG fired central heating boiler. Ample space for a dining room table and chairs. Windows to front and side elevation. Door to side.

Living Room - 16'11" x 11'9" (5.16m x 3.58m)

A spacious dual aspect room with windows to rear and side elevations affording elevated views. Feature wood burning stove with a slate hearth.

Bedroom 2 - 10'5" x 9'3" (3.18m x 2.82m)

A double bedroom with window to front elevation.

Ensuite - 5'5" x 5'4" (1.65m x 1.63m)

A fitted suite comprises an enclosed shower cubicle with a power shower connected. Close coupled WC and wash hand basin.

Bedroom 3 - 10'4" x 10' (3.15m x 3.05m)

A spacious double bedroom with window to front elevation.

Bedroom 4 - 10'5" x 9'4" (3.18m x 2.84m)

Window to rear elevation.

Bathroom - 7'2" x 5'11" (2.18m x 1.8m)

A well presented fitted suite comprises an enclosed panelled 'P' bath with a mains fed shower over. Vanity unit with inset wash hand basin. Close coupled WC. Window to rear elevation.

First Floor

Bedroom 1 - 12'1" x 11'7" (3.68m x 3.53m)

A superbly presented master bedroom with twin built in wardrobes. Windows to front and side elevations.

Outside - The property is approached via double metal gates leading to an entrance driveway providing ample off road parking.

The rear garden is a generous size with a patio area adjoining the rear of the property providing the ideal spot for alfresco dining with steps leading down to a lawned area which is predominately bordered by shrub and flower borders. Enjoying stunning views over the surrounding countryside.

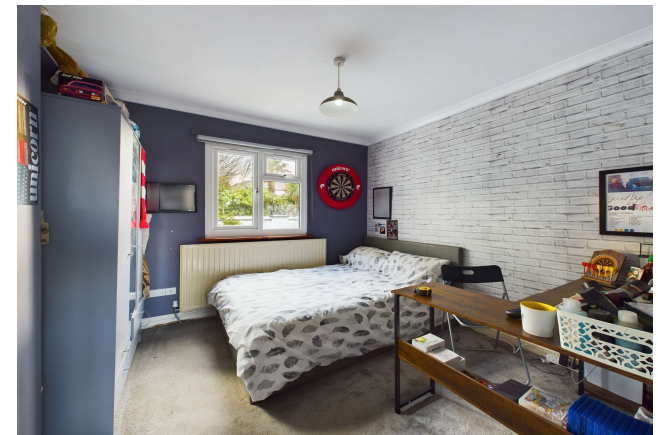
Outside office

A purpose built timber building with power and light connected.

Workshop

With power and lighting connected and pedestrian door providing access to rear garden.

Services - Mains water and electricity. Private drainage. LPG central heating. Solar panels.

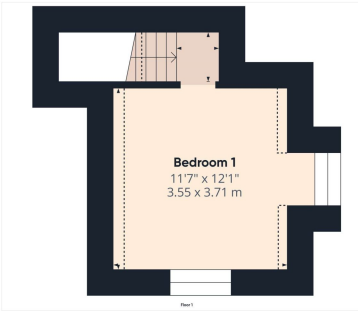


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Floorplan



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.

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