



Woodland View
Holsworthy
EX22 6DD

£295,000

- 4 BEDROOMS, 1 EN SUITE
- CORNER PLOT LOCATION
- GARDENS FRONT & REAR
- OFF ROAD PARKING
- INTEGRAL GARAGE
- WALKING DISTANCE OF AMENITIES
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZING
- SCOPE FOR UPDATING
- EPC-D64



Tenure - Freehold

Council Tax Band - D

Floor Area - 1076.39 sq ft



This detached family home occupies a corner plot and offers good sized accommodation briefly comprising; Entrance porch, entrance hall with door to integral garage. Downstairs cloakroom, Kitchen/Diner, Sitting Room with patio doors to rear gardens, first floor landing giving access to 4 bedrooms, the master with en suite shower room and built-in wardrobes, together with a family bathroom. Outside, a driveway provides off road parking and pedestrian access leads to the rear gardens. Currently one side has a dog kennel which could be removed if required.

LOCATION

Woodland View is a well established development within walking distance of the vibrant market town of Holsworthy, which is set in the heart of the beautiful countryside of West Devon with its many rural hamlets and traditional farming communities. The town benefits from having many local shops and businesses including a 'Waitrose' supermarket, petrol garage with M&S to go! Banks, public houses, restaurants, schools for all ages, a health centre, a dentist, vets and leisure facilities including an indoor heated swimming pool and 18 hole golf course. Bude on the North Cornish coastline with its stunning scenery and surfing beaches is only 9 miles away and the larger town of Launceston is a 20 minute drive which offers a more comprehensive range of amenities and direct access on to the A30, East to the Cathedral City of Exeter is approximately with its links to the M5 motorway and mainline train service to London. Okehampton and Dartmoor National Park are about a 30 minute drive.

THE ACCOMMODATION COMPRISES:

(All Measurements are Approximate)

Part glazed front entrance door into:

ENTRANCE HALL

Radiator. Stairs rising to First Floor. Door to:

CLOAKROOM

Opaque uPVC double glazed window to front. Low level wc. Vanity wash basin with tiled splashback. Radiator. Electric fuse board.

KITCHEN/DINER

17'0" x 8'2" (5.18 x 2.49)

With uPVC double glazed window to front overlooking the front gardens with partial countryside views beyond. Modern range of wall and base

units under a roll edge work surface with one and a half bowl stainless steel single drainer sink unit. Built-in double electric oven with ceramic hob and canopy extractor hood over. Tiled splashback to walls. Space for fridge. Under-unit lighting. Radiator. uPVC double glazed window to side to dining area.

SITTING ROOM

15'3" x 10'6" (4.65 x 3.2)

Double glazed sliding patio doors and uPVC double glazed window to rear overlooking the gardens. Marble fireplace surround with timber mantel over and hearth suitable for electric fire. Radiator. Built-in understairs storage cupboard.

FIRST FLOOR LANDING

Access to roof space. Built-in airing cupboard with slatted shelving.

BEDROOM 1

17'1" x 9'5" (5.21 x 2.87)

Being double aspect with uPVC double glazed windows to side and front overlooking the gardens and countryside beyond. Radiator. Two double built-in wardrobes with sliding mirrored doors. Door to:

EN-SUITE SHOWER ROOM

9'5" x 6'6" (2.87 x 1.98)

Opaque uPVC double glazed window to rear. Comprising three piece suite with recessed shower cubicle and Mains fed shower over. Aqua-boarding to walls. Pedestal wash hand basin. Low level wc. Radiator. Tiled splashback to water sensitive areas. Extractor fan. Shaver point.

BEDROOM 2

12'10" x 8'4" (3.91 x 2.54)

With uPVC double glazed window to front enjoying countryside views. Radiator.

BEDROOM 3

14'10" x 8'4" (4.52 x 2.54)

uPVC double glazed window to rear overlooking the gardens. Radiator.

BEDROOM 4

8'2" x 6'6" (2.49 x 1.98)

uPVC double glazed window to rear. Radiator.



BATHROOM

6'6" x 6'5" (1.98 x 1.96)

Opaque uPVC double glazed window to front comprising three piece suite with timber panelled bath and Antique style mixer tap with shower attachment. Low level wc. Pedestal wash hand basin. Half tiled walls. Shaver point. Radiator.

From the Entrance Hall a door leads to the Integral Garage.

OUTSIDE

To the front of the property is a level garden with mature shrubs and fence boundary. Outside tap. Outside lighting. Approached over a tarmac driveway providing parking for at least 2-3 vehicles.

INTEGRAL GARAGE

24'8" x 9'7" (7.52 x 2.92)

Door to rear gardens. Utility area with space and plumbing for automatic washing machine. Oil fired Combination boiler. Heating controls. A larger than average Garage .

To the rear of the property the gardens are level and enclosed with side pedestrian access and currently housing kennel. Oil storage tank. Mature shrubs. Further area to the side enclosed by timber panelled fence and wrought iron gate leading to the front garden.



SERVICES

Mains Electricity, Water and Drainage. Central heating via Combination boiler, Oil fired.

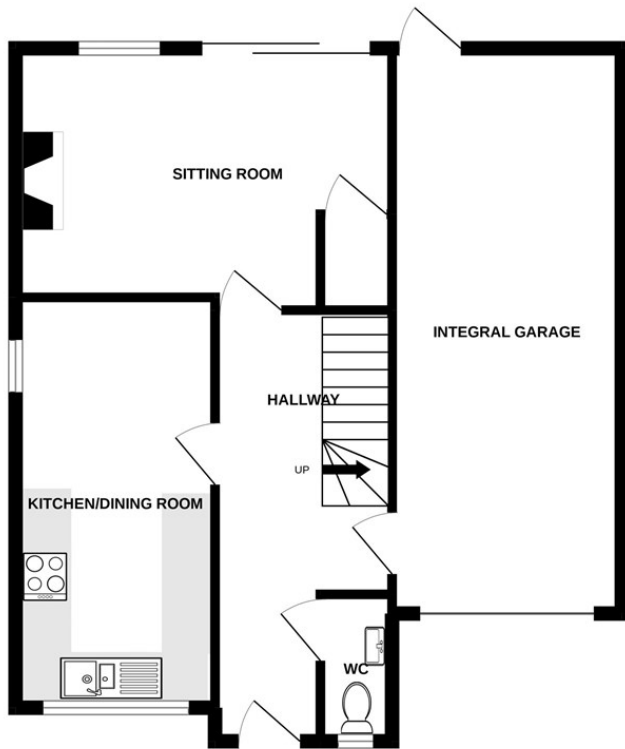
LOCAL AUTHORITY

Torrige District Council.

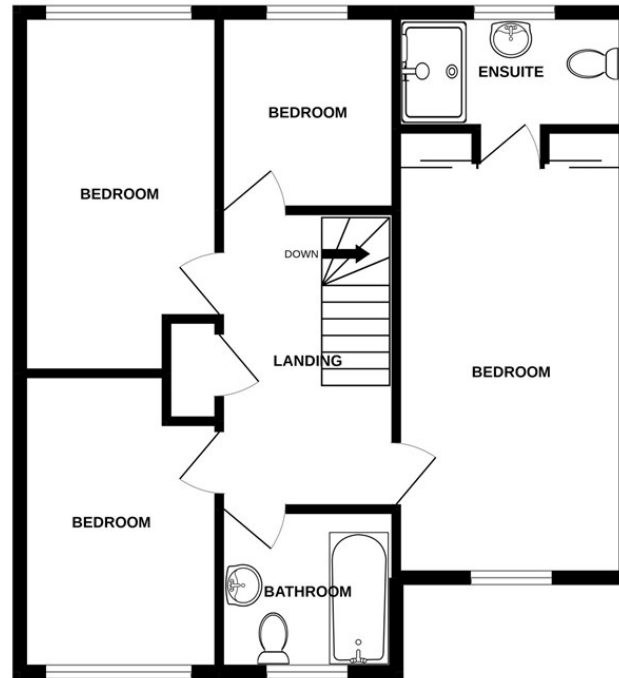
COUNCIL TAX

Band D.

GROUND FLOOR
627 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1251 sq.ft. (116.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Directions To Property

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Valuation Request

