

KIVELLS

Quercus
Holsworthy, Devon



Quercus

Kingswood Meadow, Holsworthy, EX22 6HG

Guide Price: £425,000

Modernised detached three-bedroom bungalow
presented in excellent condition

Highly sought-after, quiet residential cul-de-sac

Ample off-street parking with covered car port

Generous and well-maintained landscaped gardens

Solar Panels benefitting from a premium tariff plus
Solar Thermal Panels

Within a 5 minute walk of Holsworthy town centre
and the local amenities

EPC Rating - D



Situation

Holsworthy

The property is situated within an established residential area of Holsworthy, conveniently positioned for access to the town centre. This traditional market town offers a range of independent shops, a Waitrose supermarket, schooling, medical facilities and places of worship. Leisure amenities include a swimming pool, sports hall and golf course.

The coastal town of Bude lies approximately nine miles to the west and offers sandy beaches, coastal walks, restaurants and cafés, together with access to the A39 Atlantic Highway.

Launceston is approximately fourteen miles away and provides further shopping and leisure facilities, together with access to the A30 towards Exeter and west into Cornwall.



Description

Detached bungalow set within landscaped gardens

A charming, fully renovated, detached, south facing bungalow situated at the end of a quiet cul-de-sac, offering spacious and versatile accommodation in a highly sought after location within a five-minute walk of Holsworthy town centre.

The accommodation includes a south facing living and dining room (which could also be a fourth bedroom) and a recently fitted split level modern kitchen which opens into a light and airy conservatory. Three bedrooms are served by a contemporary bathroom with an extensive loft providing additional storage but also an opportunity to create more living space.

Outside, the property enjoys a private driveway and car port, with a south facing landscaped garden to the rear and a raised level patio area offering a lovely view of the garden. The garden also houses a uPVC greenhouse, summerhouse, workshop and storage sheds.

The bungalow benefits from solar panels which currently receive a premium rate tariff plus solar thermal panels which heat the hot water.

This property is in excellent condition and a viewing is highly recommended.



Accommodation

ENTRANCE HALLWAY:

A welcoming entrance hallway accessed by way of a recently installed composite door with a fitted cupboard and dimmer switch-controlled LED spotlights.

BEDROOM ONE:

A generous dual aspect double bedroom with a fitted wardrobe and space for a range of bedroom furniture. This room benefits from combined power and USB sockets, a modern Aeroflow Wi-Fi controlled electric radiator, dimmer switch-controlled LED tilt and turn spotlights and dual aspect uPVC windows with the front uPVC window fitted with integral blinds.

BEDROOM TWO:

A further generously sized double bedroom with a fitted wardrobe, uPVC window with integral blinds and combined power and USB sockets.

LIVING ROOM:

A spacious dual aspect living room with uPVC sliding double doors leading onto the patio. The room benefits from a multi-fuel burner and slate hearth, fitted wall lights and modern Aeroflow Wi-Fi controlled electric radiators. Sky cable and TV aerial.

BATHROOM:

A contemporary fully tiled bathroom comprising panelled bath, power shower and hand shower, wash hand basin with vanity unit, WC and wall mounted storage unit. Smart thermostatic chrome heated towel rail, spotlights, and a fitted shower rail with a uPVC obscured window and extractor fan.

DINING ROOM:

A separate dining room which could be used as a fourth bedroom, benefiting from double glazed sliding uPVC doors leading onto the patio, wall lights and a modern Aeroflow Wi-Fi controlled electric radiator.



Accommodation

KITCHEN:

A split level modern kitchen fitted with a comprehensive range of matching shaker style wall and base mounted units and an understairs cupboard which benefits from shelving, fitted spice racks and power socket. Contrasting light work surfaces with tiled splash backs, LVT flooring and LED spotlights.

Inset double drainer sink with mixer tap, built in oven, grill and hob, integrated freezer, with an integrated cupboard for a free-standing washing machine plus space for a wine fridge and freestanding fridge / freezer. uPVC door leading into rear garden and outside lean to. Light switch for loft space and stop cock.

CONSERVATORY:

Open plan access from the kitchen with sliding double glazed uPVC doors leading on to the patio and dual aspect uPVC windows overlooking the rear garden. Modern Aeroflow Wi-Fi controlled electric radiator, wall light and LVT flooring.

BEDROOM THREE:

Double bedroom with uPVC window and integral blinds, dimmer switch-controlled tilt and turn LED spotlights and Openreach full fibre Optical Network Terminal. Door to loft.

LOFT SPACE:

Fully insulated and ventilated loft space with skylight, power points and light fittings in both areas, extending across the full width of the property and offering excellent potential to create additional accommodation, subject to obtaining any necessary planning and building regulations consents.



Floor Plan

See The Layout



Outside

External Spaces

FRONT GARDEN

Raised level front garden with privacy hedging, fruit trees and shrubs. Side gates on both sides of the property offer direct access to the garden without having to go through the property.

LEAN TO

Electric spotlights, coal bunker and sink unit with two outside taps and power sockets.

REAR GARDEN

Raised level patio with masonry barbecue.

WORKSHOP

Electric lighting, power sockets, fitted shelving and cupboards.

SUMMERHOUSE

Electric lighting, power sockets and shelving.

GREENHOUSE

uPVC greenhouse with power socket.

Additional detached timber garden shed and two metal garden sheds to the rear, plus a timber shed containing three water bowsers to the side of the property.



Additional Information

Useful Property Information

SERVICES:

Mains | Water | Electric | Drainage

VIEWINGS:

Strictly by appointment only. Please call 01288 359 999 or email bude@kivells.com to book your viewing.

Virtual Tour available on request.

DIRECTIONS:

What3words: [///estuaries.glosses.bugs](#)

EE RATING: D

COUNCIL TAX BAND: D

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