

2, Brooks Avenue

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, Holsworthy, Devon EX22 6FQ

Town Centre 0.6 miles - Bude 9.2 miles - Launceston 14.3 miles

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An extremely energy efficient house with allocated parking and enclosed rear garden, with a stylish open plan living space

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- Quality Eco-Credentials
- 3 Bedrooms (1 Ensuite)
- Solar Panels and Tesla Battery
- Contemporary Kitchen
- Tenure: Freehold
- Extremely Energy Efficient
- Allocated Parking Spaces
- Stylish Open Plan Living
- Convenient Edge of Town Location
- Council Tax Band: C

Guide Price £319,000

SITUATION

The property is positioned on the outskirts of the thriving market town, Holsworthy, which offers a comprehensive range of educational and shopping facilities, along with a Waitrose supermarket, doctors, dentists and veterinary surgery together with places of worship. The former market town of Launceston, known as the 'Gateway to Cornwall' is some 14 miles to the south with access to the vital A30 trunk road which links the cathedral cities of Exeter and Truro. A comprehensive range of shopping facilities can be found at the coastal resort of Bude on the North Cornish coast which is some 10 miles distant with a choice of sandy beaches and some magnificent walks along the cliffs or historic Bude canal.

DESCRIPTION

An impeccably well presented house which has undergone a vast range of significant home improvements by the current owners, to create an extremely energy efficient and stylish home. Extended to the rear with a quality sun room enhanced by wi-fi controlled infrared heaters, the property now offers spacious living alongside a stylish open plan layout, with 3 bedrooms and allocated off road parking at the rear for 2 cars.







ACCOMMODATION

The property is presented in excellent decorative order throughout, having been significantly upgraded and improved by the current owners to maximise space and efficiency. There is a large entrance hall with cloakroom and WC, with stairs to the first floor. The open plan sitting/dining room and kitchen creates a fantastic and welcoming space whilst feeling naturally separated for a seating area away from the kitchen. There are a range of base and wall mounted units with various integrated appliances, offering a contemporary and practical design. The property was extended with a stylish sun room significantly increasing the ground floor living space, fitted with infrared heaters ensuring use all year round and sliding doors to the rear garden.

The first floor presents three bedrooms in total including two generous double rooms, the principle room with a contemporary en-suite shower room and wardrobes specifically designed for the bedroom. There is a generous single bedroom, serviced by the family bathroom.

OUTSIDE

The property and gardens have been designed with low maintenance in mind, creating a space to sit in and enjoy with a paved seating area and raised flower beds well stocked with a variety of shrubs etc. along with a useful storage shed. There is a gated entrance at the rear directly from the two parking spaces that are allocated to the property.

SERVICES

Mains electricity, water and drainage. Air source heating connected to underfloor heating throughout both floors. Privately owned solar panels and Tesla batteries. Broadband availability: Ultrafast, Superfast and Standard ADSL, Mobile signal: voice and data available (Ofcom). For additional information please contact the Stags Launceston Office. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From the centre of Holsworthy, proceed along the A3072 towards Bude passing the BP garage on the left hand side. Continue along this road and take third exit onto Brooks Avenue, where the property will be located immediately on the right hand side with parking to the rear.

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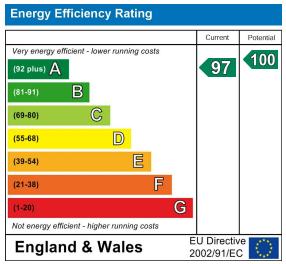






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Approximate Gross Internal Area 1237 sq ft - 114 sq m
Ground Floor Area 683 sq ft – 63 sq m
First Floor Area 554 sq ft – 51 sq m



For Identification only – Not to scale

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.