

STAGS

Plot 26 - The Bracken

Plot 26 - The Bracken

Ruby Meadows, North Road,Holsworthy, EX22 6YR

Town Centre Bude 9 miles Launceston 14 miles

The Bracken, plot 26 is a spacious 3 bedroom mid terrace home, offering a spacious and modern living experience.

- 3 bedroom mid terrace home
- Master bedroom with ensuite
- 2 parking spaces
- EV charger
- Freehold
- Open plan kitchen/dining room
- Family bathroom
- Air source heat pump
- 10 year NHBC warranty
- EPC & Council tax band TBC

Guide Price £274,950

SITUATION

Discover Ruby Meadow, an exceptional collection of stunning 2, 3, and 4-bedroom homes, beautifully crafted to a high specification and perfectly positioned on the outskirts of the historic market town of Holsworthy.

DESCRIPTION

The Bracken, plot 26 is a three bedroom mid terrace home, offering a spacious and modern living experience. The lounge, located at the rear of the home, has French doors with access to the rear garden, providing a peaceful and inviting space. On the ground floor, you'll also find a open plan kitchen/dining room and a convenient cloakroom.

Upstairs, the home features a master bedroom with an en-suite, two additional well-proportioned bedrooms, and a family bathroom.







OUTSIDE
This home benefits from driveway parking for 2 cars and a private rear garden.

AGENT NOTES
Anticipated completion Winter 26/27
Please note that all homes at Ruby Meadow are subject to an Estate Charge of £170 per plot, per annum.
Some images may be CGI. Internal photos are provided to illustrate the high-quality finish and are taken from a similar property.

VIEWINGS
Please call the Stags Launceston Office on 01566 774999 for further information.

DIRECTIONS
From the North: Existing the M5 at junction 31, take the A30 exit to Bodmin/Okehampton. After approximately 26 miles take the A386 slip road and turn right onto the A386. At the roundabout take the 1st exit onto the A3079 then at the Brandis Corner roundabout, take the 1st exit onto the A3072. At the junction, turn right onto the A388, Chapel Street, continue on this road, driving through Holsworthy. At the roundabout, take the 2nd exit onto North Road. At the next roundabout, Ruby Meadow is located on the left hand side.

From the South: From Plymouth, take the A388 towards Launceston. Continue on this road, driving through Holsworthy. At the roundabout, take the 2nd exit onto North Road. At the next roundabout, Ruby Meadow is located on the left hand side.









Ground floor

Kitchen/Dining 2650mm x 4865mm (max) 8'8" x 16'0" (max)
Living Room 4903mm x 3134mm (max) 16'1" x 10'3" (max)
Cloaks 978mm x 1962mm (max) 3'3" x 6'5" (max)



First floor

Bedroom 1 3009mm x 2720mm (max) 9'11" x 8'11" (max)
Ensuite 1339mm x 2087mm (max) 4'5" x 6'10" (max)
Bedroom 2 2789mm x 2725mm (max) 9'2" x 8'11" (max)
Bedroom 3 2097mm x 2625mm (max) 6'11" x 8'7" (max)
Bathroom 2105mm x 1915mm (max) 6'11" x 6'3" (max)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS

Kensey House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk
01566 774999