

Plot 11 - The Lansdown

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Ruby Meadows, North Road,Holsworthy, EX22 6YR

Town Centre Bude 9 miles Launceston 14 miles

The Lansdown is a spacious 3 bedroom semi-detached home, offering a perfect balance of style and practicality.

- MOVE IN FOR CHRISTMAS WITH £10K TO SPEND YOUR WAY!*
- 3 bedroom semi-detached home
- Open plan kitchen/dining room
- Separate living room
- Master bedroom with ensuite
- 2 parking spaces
- EV charger
- 10 year NHBC warranty
- Freehold
- EPC & Council tax band TBC

Guide Price £292,950

HOME OF THE MONTH

Move in for Christmas with £10,000 to spend your way!*

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 Lansdown is a beautifully crafted three bedroom semi-detached home, offering a perfect balance of style and practicality. The contemporary kitchen/dining room, featuring an integrated fridge/freezer, provides a sleek and functional space for cooking and dining, with French doors leading into the rear garden. A convenient downstairs cloakroom and separate living room adds extra space for everyday living.

Upstairs, the home boasts three well-proportioned bedrooms, including a master bedroom with an en-suite plus a modern family bathroom.

OUTSIDE

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

AGENT NOTES

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.
*Terms & Conditions apply

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.



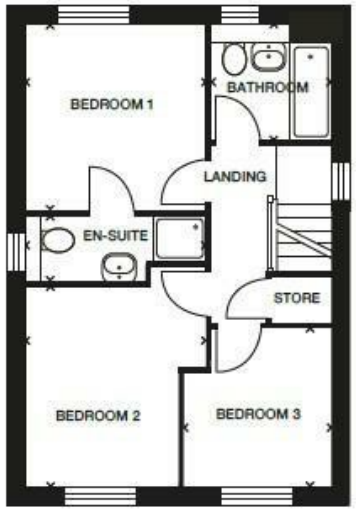






Ground floor

Kitchen/Dining 5285mm x 2917mm (max) 17'4" x 9'7" (max)
Living Room 2912mm x 4957mm (max) 9'7" x 16'3" (max)
Cloaks 934mm x 1781mm (max) 3'1" x 5'10" (max)



First floor

Bedroom 1 3140mm x 3174mm (max) 10'4" x 10'5" (max)
Ensuite 3140mm x 1135mm (max) 10'4" x 3'9" (max)
Bedroom 2 3130mm x 3471mm (max) 10'3" x 11'5" (max)
Bedroom 3 2530mm x 2747mm (max) 8'4" x 9'0" (max)
Bathroom 2065mm x 1973mm (max) 6'9" x 6'6" (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

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