



30 Kingdon Way

30, Kingdon Way, Holsworthy, EX22 6FN



BUDE 9.6 MILES - OKEHAMPTON 20
MILES - EXETER 41 MILES

A cleverly designed two bedroom semi-detached home, offering two ensuite bedrooms, modern living accommodation and an enclosed rear garden, together with two off-road parking spaces.

- 2 bedroom (2 ensuite) semi-detached house
- Great first time buy or investment property
- LP gas central heating
- Tucked away spot within this popular development
- Easy access to the park, primary/secondary school and the town
- Well enclosed, level lawn gardens
- 2 off road parking spaces directly in front of the house
- Upvc double glazed windows
- Freehold
- Council tax band - B

Asking Price £220,000

SITUATION

The property occupies a tucked away location on this popular development, situated on the northern fringes of Holsworthy.. Despite its convenient edge-of-town location, the property is within easy reach of the centre, with Stanhope Park providing a pleasant and convenient route into the town. The park and surrounding area are also home to the town's football, cricket and bowling clubs, making this an especially convenient location for those wishing to enjoy the local sporting facilities. The town's primary and secondary schools are also readily accessible, together with Waitrose supermarket and a range of everyday amenities within Holsworthy itself. Holsworthy also enjoys good road connections, with the A3072 providing access towards Okehampton and the A30, whilst the North Devon and North Cornwall coastlines are within comfortable driving distance.

DESCRIPTION

This two-bedroom (2 ensuite) semi-detached house provides well-proportioned and practical accommodation, making an ideal home for a first time buyer, small family or investment purchaser. The property benefits from LP gas-fired central heating and UPVC double-glazed windows throughout. The living room has French doors opening directly onto the enclosed rear garden, creating a pleasant connection between the principal living space and outside. To the front, there is off-road parking for two vehicles, adding to the property's practicality and appeal.

ACCOMMODATION

The property has been thoughtfully designed to make excellent use of the available space. On the ground floor, the entrance hall leads to a useful cloakroom/WC, together with a plumbed and practical space for a washing machine within the understairs cupboard. The modern kitchen is well appointed with a range of fitted units and integrated appliances, while the living room provides a comfortable reception space with French doors opening onto the enclosed rear garden. On the first floor are two generous double bedrooms, both benefiting from their own ensuite facilities, a particularly appealing

feature and one which adds considerable flexibility and privacy to this cleverly laid-out home.

OUTSIDE

To the front of the property is off-road parking for two vehicles, providing convenient private parking immediately outside the house. The enclosed rear garden is accessed directly from the living room via French doors and provides a pleasant outdoor space, ideal for seating, entertaining or enjoying the garden in warmer months. The enclosed nature of the garden also makes it particularly practical for those with children or pets, and has a pedestrian access to the side, with an area of garden also belonging to the property to the front/side of the house.

SERVICES

Main electricity, water and drainage. LPG central heating with communal tanks in the development. There is service charge of £152 per annum (for 2026) which goes to the upkeep of the communal grounds of this well looked after development. Broadband availability: Ultrafast, Superfast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWING

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

DIRECTIONS

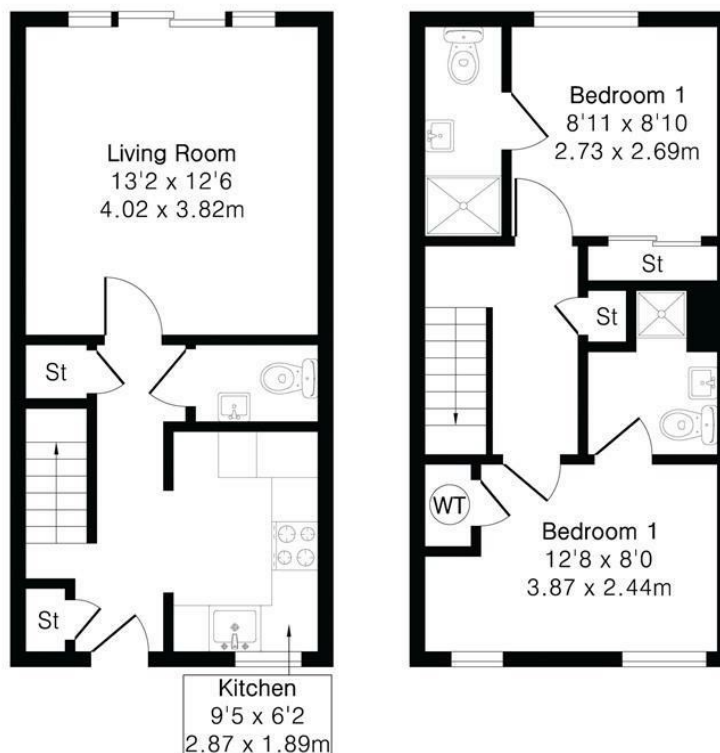
Driving from the centre of Holsworthy, proceed out of the town on the Bude road (A3072) and just before the M & S shop/filling station turn right towards Bradworthy. At the roundabout, turn right and drive into the development, and bear right into Kingdon Way where No 30 will be found, tucked away, at the end of small cul-de-sac.



Approximate Gross Internal Area 670 sq ft - 62 sq m

Ground Floor Area 335 sq ft – 31 sq m

First Floor Area 335 sq ft – 31 sq m



Ground Floor

First Floor

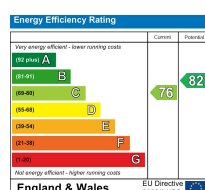
For Identification only Not to scale



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.



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.



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