

**Asking Price £425,000** Freehold



## **Upcott Bungalow, The Annexe and 1 & 2 The Coach House**

North Road, Holsworthy, Devon, EX22 6HF

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EPC Rating

Bungalow E, Annexe C, Studios C

Council Tax Band

Bungalow D, Annexe A, Studios A

## Key Features

- 🏠 4 Bed Detached Dormer Bungalow
- 🏠 1 Bed Annexe and 2 Studio Apartments
- 🏠 Currently let at almost £3,000 pcm
- 🏠 Priced to sell with no chain
- 🏠 Large plot with generous garden
- 🏠 Perfect investment property or dual living
- 🏠 Convenient tucked away location
- 🏠 Only a 10 minute drive to Bude
- 🏠 Very accessible property with wetrooms
- 🏠 Ample parking

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## Bungalow

### Ground Floor

#### **Kitchen/Dining/Family Room 8.69m x 3.36m (28ft 6in x 11ft)**

A spacious light and airy triple aspect room with cream gloss slab wall and base units with laminate work surface over, built in microwave, built in electric oven and hob with stainless steel extractor over. Stainless steel sink unit with mixer tap, space for washing machine and upright fridge/freezer. Door to rear courtyard area and French doors to Garden. Stairs to first floor.

#### **Wetroom**

Accessible with wetroom mixer shower, pedestal wash hand basin and WC.

#### **Living Room 4.57m x 4.30m (14ft 11in x 14ft 1in)**

Another light and airy dual aspect room with French Doors leading to the veranda and garden.

#### **Bedroom One 4.57m x 4.03m (14ft 11in x 13ft 2in)**

Spacious dual aspect double room looking out to the garden.

#### **Bedroom Two 4m x 4.03m (13ft 1in x 13ft 2in)**

Side aspect double room.

### First Floor

#### **Landing/Study Area 5.32m x 2.33m (17ft 5in x 7ft 7in) Max**

A useful large landing area - would make great study/home office

#### **Bedroom Three 2.90m x 2.73m (9ft 6in x 8ft 11in) Max**

Built in wardrobe with access to the eaves and dormer window.

#### **Bedroom Four 3.81m x 3.64m (12ft 6in x 11ft 11in) Max**

Built in wardrobe and dormer window.

#### **Wetroom 2.15m x 2.07m (7ft x 6ft 9in)**

Another accessible room with wetroom shower, pedestal wash hand basin and WC. Rear aspect obscured window.

#### **Outside**

The property is situated in a tucked away position down a shared drive with large parking area, private front and side gardens with mature shrubs and trees, rear courtyard and decked area. Boundary fencing and walling.

## Annexe

#### **Kitchen/Living Room 3.74m x 2.97m (12ft 3in x 9ft 8in) Max**

Built in wall and base units with laminate work surface over, space for under counter fridge and counter top oven, stainless steel sink unit with mixer tap. Living area with rear aspect windows and door to:

#### **Bedroom 3.03m x 2.96m (9ft 11in x 9ft 8in) Max**

A double room with window and door to:

#### **Wetroom 2.37m x 1.29m (7ft 9in x 4ft 2in)**

Wetroom shower, pedestal wash hand basin and WC. Front aspect window.

#### **Outside**

The property benefits from its own parking space and private fenced courtyard garden which is a real sun trap!

### 1 The Coach House

#### **Kitchen/Living/Bedroom 5.14m x 3.99m (16ft 10in x 13ft 1in)**

Kitchen area with built in matching wall and base units with laminate work surface over, space for undercounter fridge and counter top oven, stainless steel sink unit with mixer tap. Living/Bedroom area with front aspect window and door to:

#### **Wetroom 2.40m x 1.50m (7ft 10in x 4ft 11in)**

Wetroom shower, pedestal wash hand basin and WC, heated towel rail.

### 2 The Coach House

#### **Kitchen/Living/Bedroom 5.14m x 3.99m (16ft 10in x 13ft 1in)**

Kitchen area with built in matching wall and base units with laminate work surface over, space for undercounter fridge and counter top oven, stainless steel sink unit with mixer tap. Living/Bedroom area with front aspect window and door to:

#### **Wetroom 2.40m x 1.50m (7ft 10in x 4ft 11in)**

Wetroom shower, pedestal wash hand basin and WC, heated towel rail.

#### **Outside**

Concrete seating area to the front of each studio with side decked area, shared outside WC and Laundry Room housing water heater. Large shared parking area.

#### **Services**

Oil fired central heating to the bungalow, mains water and electricity.

## Overview

\*Priced To Sell\*

Spacious 4 Bed Detached Dormer Bungalow, with 1 Bed Detached Annexe and 2 x Studio Apartments.

All currently let on rolling assured shorthold tenancies, generating an income of almost £3,000pcm.

The properties are located in a tucked away position on the edge of Holsworthy Town Centre with amenities on your doorstep and only a 10 minute drive of Bude and its popular sandy beaches.

All 4 properties are very accessible with wetrooms and there is a separate Laundry Room for the Annexe and Studio's.

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Total area: approx. 220.3 sq. metres (2371.2 sq. feet)