



The Heathers



Holsworthy 6.6 miles - Bude 15.7 miles - Okehampton 20.8

A well proportioned family home requiring modernisation on the outskirts of a popular village with garden and parking

- Popular Rural Location
- 4/5 Bedrooms
- 2 Reception Rooms
- Generous Garden
- Off Road Parking
- Garage
- Tenure: Freehold
- Council Tax Band: C

SITUATION

Located in the rural village of Milton Damerel which has a local farm shop/tea rooms and places of worship. The market town of Holsworthy is approximately 7 miles away and offers a more comprehensive range of facilities including a weekly livestock market and an extensive range of leisure and retail facilities including a Waitrose supermarket and an agricultural and equestrian based retailer, Mole Valley Farmers. Primary schools can be found at Bradworthy and Holsworthy; secondary schooling at Holsworthy and Bude, whilst independent schooling is available at Shebbear, Kingsley, Bideford and Exeter.

Bude is to the west with access to the beautiful North Cornish coast renowned for its dramatic cliffs and long sandy beaches whilst to the south, Dartmoor provides rugged scenery and a variety of leisure activities. The area provides ample opportunities for walking and riding as well as a haven for water sports enthusiasts being within reach of some of the best surfing beaches in the country, particularly at Bude and the nearby Tamar Lakes for sailing.

The former market town of Okehampton is some 22 miles away with access to the A30 trunk road which links the cathedral cities of Truro and Exeter giving access the M5 motorway network, mainline railway stations serving London Paddington and international airport.

DESCRIPTION

A detached family home set within a popular rural village location. The property offers generous accommodation throughout with an open plan sitting/dining room, kitchen, study, 4 bedrooms (x1 en suite), bathroom, garage, off road parking and a generous garden.

ACCOMMODATION

Front door leads into the entrance hall with a WC and stairs rising to the first floor. The open plan sitting/dining room is a generous size with a beam effect ceiling, offering an excellent living space for families and hosting. The room is completed with a fireplace housing an oil-fired burner.

The kitchen/breakfast room comprises a range of wall mounted cupboards, base units and drawers, inset sink, built-in cooker, space for appliances and views out to the garden. A rear door leads out to a covered area which in turn leads to the single garage and the rear garden.

The ground floor is completed by a study/bedroom 5 which offers an ideal space for those looking to

work from home.

The first floor offers a landing with built-in storage, 4 bedrooms and a family bathroom. Bedroom 1 benefits from an en-suite shower room with a WC, wash hand basin and a shower. Bedrooms 3 and 4 both benefit from built-in wardrobes.

OUTSIDE

To the front the property is a small area of front garden with a path that leads along to the front door.

The driveway leads down the side of the property to an area providing off road parking for several cars in front of the single garage with an up and over door positioned at the rear of the property. The garden is a real feature of the property, the large garden is predominantly laid to lawn and houses an array of mature trees, shrubs and plants.

SERVICES

Mains electricity and water, private drainage via a septic tank. Electric heaters and oil-fired stove. Broadband availability: Ultrafast and Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags.

DIRECTIONS

From Holsworthy take the A388 towards Bideford, continue on this road for just under 6 miles, going through Holsworthy Beacon and into Milton Damerel taking a right hand turning at Venn Green crossroads. Continue along this road passing the Farm Shop on your right, and after approximately 1 mile take the right hand turning at the "Crossways" crossroads. After a short distance you will see the property on your left, clearly identified by a Stags For Sale board.

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Guide Price £349,950

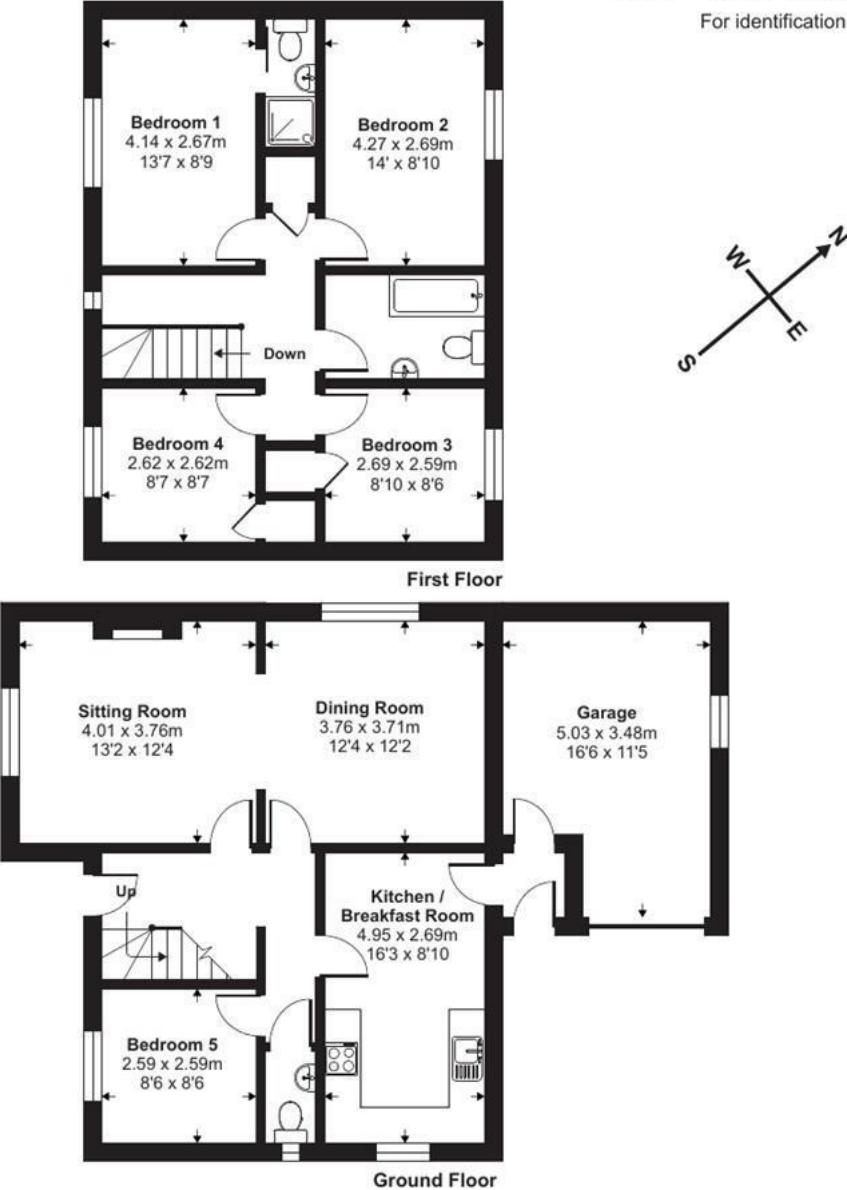


Approximate Area = 1335 sq ft / 124 sq m

Garage = 173 sq ft / 16.1 sq m

Total = 1508 sq ft / 140.1 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A) plus	A		83
(B) (C)	B		
(D) (E)	C		
(F) (G)	D		
(H) (I)	E		
(J) (K)	F		
(L) (M)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	83

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