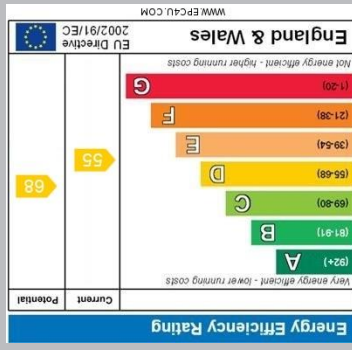


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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.

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## Brambles, Oak Lane

Whitstone, Holsworthy, Devon, EX22 6TH

Price £350,000

- Spacious detached bungalow offered with no onward chain
- Situated on the edge of the popular village of Whitstone
- Triple aspect living room, kitchen/breakfast room
- Two generous bedrooms, ensuite to principal and separate bathroom
- Extensive off road parking, single garage and private enclosed gardens



*The property professionals*

# Brambles, Oak Lane

Whitstone, Holsworthy, Devon, EX22 6TH

Price £350,000

Brambles is a spacious detached bungalow situated on the edge of the popular village of Whitstone which offers a popular primary school and local shop/post office and is some five miles from the coast and within easy access to the towns of Bude, Holsworthy and Launceston with all their amenities.

The property would benefit from some basic modernisation and offers an entrance porch, triple aspect living room, kitchen breakfast room, utility, two generous bedrooms with ensuite to the principal bedroom and separate bathroom.

Outside there is extensive off road parking, a single garage and private enclosed gardens. Available with no onward chain.

## ENTRANCE HALL

Entering via a UPVC obscure double glazed door to the entrance hall with aluminium double glazed patio door to the rear elevation and wooden framed double glazed window. Artex ceiling, loft hatch access with pull down ladder and light to the loft space. Door to linen cupboard and two radiators. Doors serve the following rooms:-

## LIVING ROOM

**20' 1" x 12' 4" (6.12m x 3.76m)** A bright and spacious triple aspect reception room with wooden framed double glazed windows to the front and side elevations with rooftop views towards Week Saint Mary. Coved artex ceiling, stone fireplace surround with tiled hearth and two radiators.

## KITCHEN/BREAKFAST ROOM

**16' 3" x 9' 8" (4.95m x 2.95m)** A bright and spacious triple aspect kitchen breakfast room with wooden framed double glazed windows front side and rear elevations offering rooftop views towards Week Saint Mary. Artex ceiling and radiator.

The kitchen is finished with a range of matching wall and base units with fitted worksurface, inset one and a half bowl stainless steel sink and drainer with mixer tap, inset electric hob with extractor hood, integrated high level electric double oven, space for under counter fridge and space and plumbing for slimline dishwasher. Door to:-

## UTILITY ROOM

**9' 8" x 4' 11" (2.95m x 1.5m)** Wooden framed double glazed window to the front elevation and new PVC double glazed door to the rear elevation. Artex ceiling, fitted base units with worksurface and inset stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, space for freestanding fridge freezer and Worcester floor standing oil fired boiler.

## BEDROOM ONE

**12' 4" x 11' 4" (3.76m x 3.45m)** A bright and spacious principle double bedroom with twin wooden framed double glazed window windows to the front elevations overlooking the gardens. Coved Artex ceiling, mirror fronted wardrobes and radiator. Door to:-

## ENSUITE

**6' 10" x 4' 10" (2.08m x 1.47m)** Wooden framed obscure double glazed window to the front elevation, artex ceiling, shower enclosure with mains fed shower, pedestal wash hand basin, WC and radiator.

## BEDROOM TWO

**16' 3" x 10' 4 max' 8' 00 min" (4.95m x 3.25m)** A spacious dual aspect double bedroom is wooden framed double glazed window windows either side. Coved artex ceiling, mirror fronted wardrobes and radiator

## BATHROOM

**7' 1" x 6' 10" (2.16m x 2.08m)** Artex ceiling, panel enclosed bath, pedestal wash and basin, WC and radiator.

## GARAGE

**16' 5" x 9' 9" (5m x 2.97m)** Up and over door with wooden pedestrian door to the rear elevation, wall mounted consumer unit, light connected.



## OUTSIDE

To the front of the property there is a wooden five bar gate that opens onto a tarmac drive providing off road parking for a number of vehicles and path leading to the front door. To the rear there is a small patio seating area which can be accessed from the entrance hall, gravel area and garden shed. Path leads around to the side of the property with steps up to a private garden with a patio seating area, range of shrubs, apple trees and two garden sheds.

## COUNCIL TAX

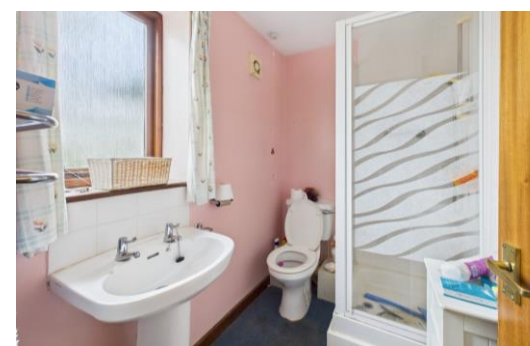
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## SERVICES

Mains electricity, water and drainage. Oil fired central heating.

## TENURE

Freehold



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## Directions

From the centre of Bude proceed out of the town towards Stratton and upon reaching the A39 turn left towards Bideford, then turn right onto the A3072 towards Holsworthy. Follow this road along for approximately 3 miles and upon reaching Red Post turn right onto the B3254 heading towards Launceston, staying on this road for a few miles and upon reaching the village of Whitstone proceed into the 30 mph zone, taking the first right into Oak Lane signposted primary school and the property will be located on the right hand side after the primary school.

