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Energy Efficiency Rating	
Potential	Current
83	79

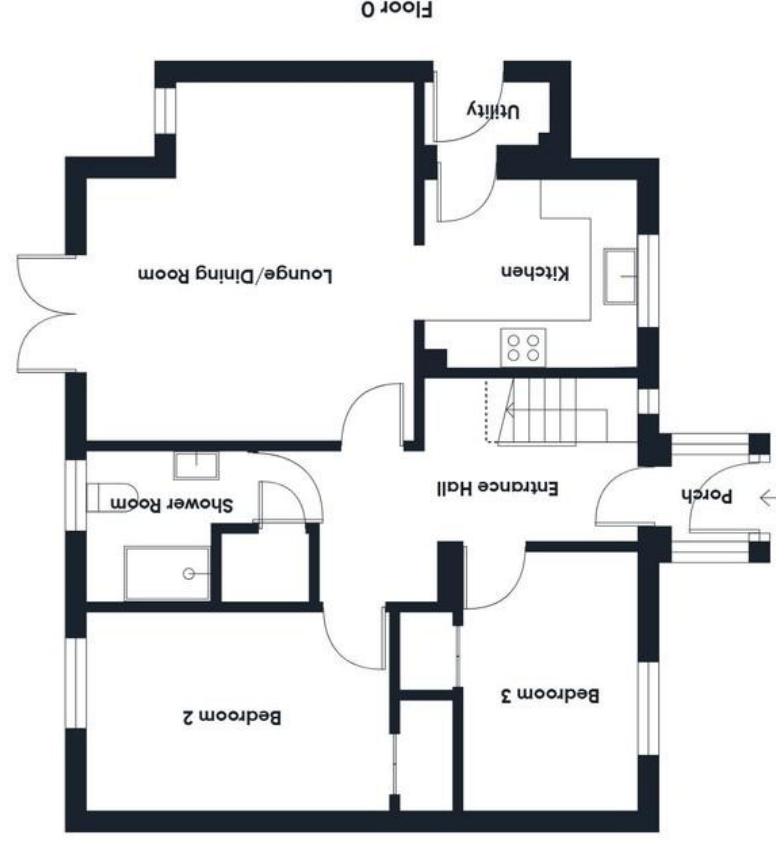
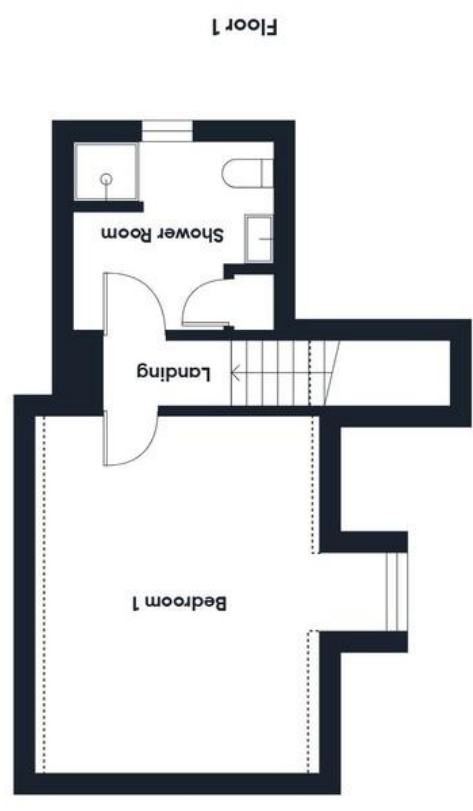
Energy Efficiency Rating Legend:
 A (92+) Very energy efficient - lower running costs
 B (81-91)
 C (69-80)
 D (55-68)
 E (39-54)
 F (21-38)
 G (1-20) Not energy efficient - higher running costs

DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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



Approximate total area^m
 988 ft²
 91.9 m²
 Reduced headroom
 21 ft²
 1.9 m²



The Property Professionals...



27 Ashbury Grove

Week St. Mary, Holsworthy, Devon, EX22 6XS

Price £280,000

- Well presented modern end terrace dormer bungalow
- Located in a small select cul-de-sac in the peaceful countryside village of Week St. Mary
- Lounge/dining room with French doors, kitchen and utility
- Two ground floor double bedrooms and bathroom, spacious first floor principal bedroom and shower room
- Attractive block paved off road parking, easy maintenance gardens. No chain



The property professionals

27 Ashbury Grove

Week St. Mary, Holsworthy, Devon, EX22 6XS

Price £280,000

27 Ashbury Grove is a spacious and well presented modern end terrace dormer bungalow constructed in 2007 found on a select and small development known as Ashbury Grove, in the heart of the popular village of Week St Mary in North Cornwall. The property is a 5 mile drive, to reach the rugged North Cornwall coastline and the popular sandy beaches of Bude and Widemouth Bay.

Internally the property offers an entrance porch and hall, lounge/dining room with French doors leading out to the garden, kitchen, utility, two ground floor double bedrooms and a shower room. On the first floor is the spacious principal double bedroom and separate shower room.

Outside there is attractive block paved off road parking with the garden laid to gravel for ease of maintenance with flower bed and side gate leads to rear private enclosed garden. Available with no onward chain.

ENTRANCE PORCH

4' 00" x 3' 9" (1.22m x 1.14m) Entering via a double glazed door to the entrance porch with wooden double glazed windows to either side and composite obscure double glazed door to:-

ENTRANCE HALL

A spacious entrance hall with staircase ascending to the first floor with useful understairs recess, coved ceiling, built in storage cupboard, oak wood flooring and radiator. Doors serve the following rooms:-

LOUNGE/DINER

15'7 max' 11'4 min" x 14'3 max' 10'3 min" (4.85m x 4.52m) A bright and spacious reception room with wooden framed double glazed window and French doors to the rear elevation overlooking and leading out to the gardens. Coved ceiling, television point, telephone point, oak wood flooring and two radiators. Arch leading through to:-

KITCHEN

9' 3" x 8' 3" (2.82m x 2.51m) A South aspect kitchen with wooden framed double glazed window to the front elevation overlooking the garden. Coved ceiling and radiator.

The kitchen is finished with a range of matching wall and base units with fitted worksurface, inset one half bowl stainless steel sink and drainer with mixer tap, tiled splash back, integrated Neff electric double oven, inset four ring gas hob with fitted extractor above. Door to:-

UTILITY

5' 9" x 3' 00" (1.75m x 0.91m) Double glazed composite door to the side elevation, coved ceiling, fitted worksurface with space and plumbing for washing machine, wall mounted gas fired Worcester combi boiler and radiator.

BEDROOM TWO

13' 5" x 8' 10" (4.09m x 2.69m) A spacious double bedroom with wooden framed double glazed window to the rear elevation overlooking the garden. Coved ceiling, television point, built in storage cupboard and radiator.

BEDROOM THREE

11' 4" x 7' 11" (3.45m x 2.41m) A South aspect spacious double bedroom with wooden framed double glazed window to the front elevation overlooking the garden. Coved ceiling, television point, telephone point, built in storage cupboard and radiator.

SHOWER ROOM

7'00 max' 5'5 min" x 6' 6" (2.26m x 1.98m) Wooden framed obscure double glazed window to the rear elevation. Coved ceiling, inset spotlights, attractive wall tiling, double shower enclosure with mains fed shower, pedestal wash hand basin, push button low flush WC and wall mounted heated towel rail.

FIRST FLOOR

Wooden framed double glazed window to the front elevation on the half landing, loft hatch access and doors serve the following rooms:-

BEDROOM ONE

15' 7" x 12' 8" (4.75m x 3.86m) A bright and spacious principal double bedroom with wooden framed double glazed windows to the front elevation and Velux window to the rear with roof top views across the countryside and out to the coast. Two radiators, television point and



telephone point.

SHOWER ROOM

9' 00" x 8' 5" (2.74m x 2.57m) Wooden framed obscure double glazed window to the side elevation. Inset spotlights, shower enclosure with mains fed shower with aqua panels, pedestal wash hand basin, push button low flush WC, radiator and door to linen cupboard.

OUTSIDE

To the front of the property there is a blocked paved driveway for two vehicles with a further gravel area providing extensive off road parking and flower bed. Side gate and path leads to the rear enclosed garden which is laid to attractive gravel for ease of maintenance.

COUNCIL TAX

Band C

SERVICES

All mains services are connected. FTTH.

TENURE

Freehold

FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From Bude proceed up to the A39 and head south towards Camelford. After approximately two miles (on a sweeping right-hand corner) take the road on the left signposted to Week St Mary. Follow this road for just over a mile until reaching a T-junction. Turn right and follow the road for two miles until entering the village of Week St Mary. At the T-junction turn right, after 100 yards the entrance to Ashbury Grove will be seen on the right, turn right and follow the road around to the right into the cul-de-sac and the property will be located a short distance along on the left hand side.

