Bond Oxborough Phillips

Changing Lifestyles

1 Belle Vue
Holsworthy
Devon
EX22 6EF

Asking Price: £180,000 Freehold







Changing Lifestyles

01409 254 238
holsworthy@boppproperty.com

1 Belle Vue, Holsworthy, Devon, EX22 6EF

Changing Lifestyles

- END TERRACE HOUSE
- NICELY PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO TOWN CENTRE
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- GREAT LINKS TO OKEHAMPTON/A30 AND THE NORTH CORNISH COASTLINE
- COUNCIL TAX BAND B











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Overview

Located in the centre of the historic market town of Holsworthy, 1 Belle Vue offers an exceptional opportunity to enjoy convenient town living just a short stroll from a variety of local amenities. Shops, a veterinary surgery, and numerous other local services are all easily accessible, making this an ideal home for those seeking both comfort and practicality.

The property welcomes you with a useful entrance porch—an ideal space for coats, boots, and everyday essentials. From here, the home opens into a spacious, open-plan living and dining area, perfect for modern living. The well-appointed kitchen is located towards the rear of the property, while a separate utility space and ground floor bathroom add further practicality to the layout.

Upstairs, a bright open landing provides access to two generous double bedrooms, along with a convenient built-in storage cupboard.

Externally, the property features a charming paved patio—perfect for al-fresco dining—leading to a principally laid-to-lawn garden. The outdoor space is attractively bordered by a mature hedge on one side which has potential for 2 off road parking spaces and a traditional brick wall on the other, offering privacy from both sides. To the rear of the garden lies a detached garage, providing valuable additional storage.

1 Belle Vue is a delightful blend of traditional charm and modern convenience, ideally suited for first-time buyers, downsizers, or investors alike.

Agents Note - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.





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Area Information

Nestled in the heart of the beautiful Devon countryside, Holsworthy is a thriving market town offering the perfect blend of rural charm and modern convenience. Renowned for its strong sense of community and traditional weekly pannier market, Holsworthy is a sought-after location for families, retirees, and professionals alike.

The town boasts a range of amenities including independent shops, a Waitrose supermarket, highly regarded primary and secondary schools, medical facilities, and leisure options such as a golf club and sports centre. Its rich history is reflected in local architecture and annual events like the Holsworthy & Stratton Agricultural Show.

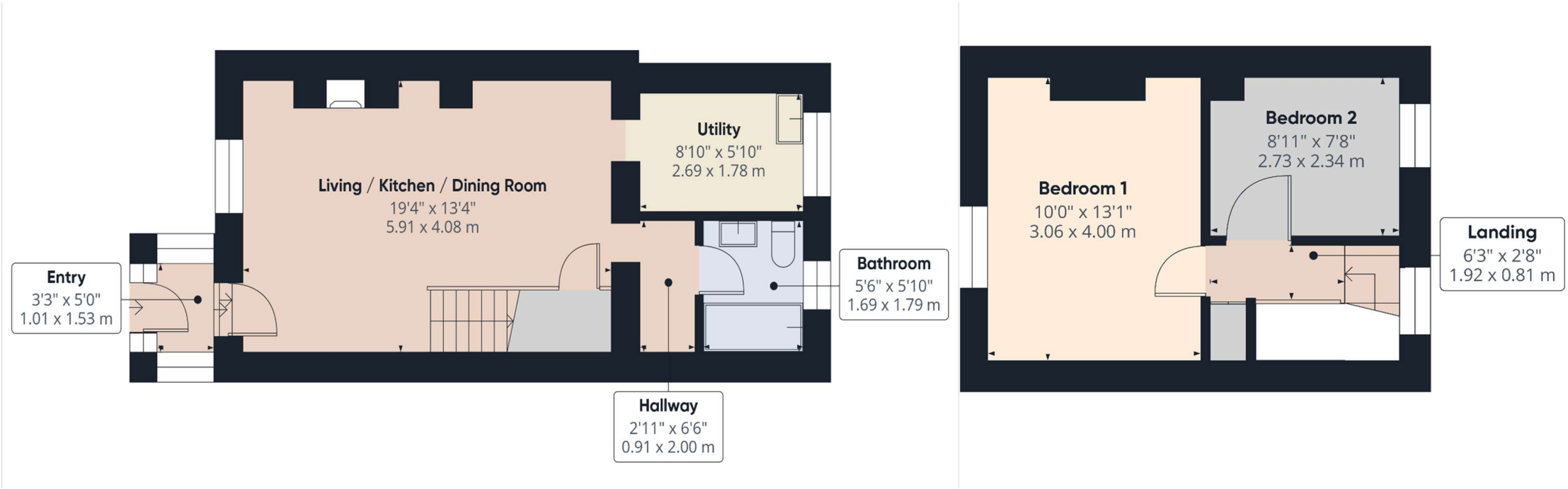
The town is approximately 10 miles from the popular seaside resort of Bude, known for its sandy beaches and stunning coastline, and around 30 miles from the regional hub of Barnstaple.

Holsworthy enjoys easy access to the A30 and A388, providing routes to Exeter, Launceston, and further afield. Despite its tranquil surroundings, the town has a good range of amenities, including supermarkets, independent shops, a medical centre, schools, and leisure facilities. Regular bus services also link Holsworthy to nearby towns and coastal areas.

Surrounded by rolling countryside, Holsworthy is a gateway to both Dartmoor National Park and the North Devon and Cornwall coasts, making it an ideal location for those seeking a balanced lifestyle with outdoor adventure, natural beauty, and community living.

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Directions

From our office proceed along Fore Street towards Launceston for only about 100 yards, and turn left immediately after Peter Peter & Wright. Continue down the hill beyond the car park and you will come to a red brick property on your right hand side with a mature hedge in the front garden. This property is 1 Belle Vue.

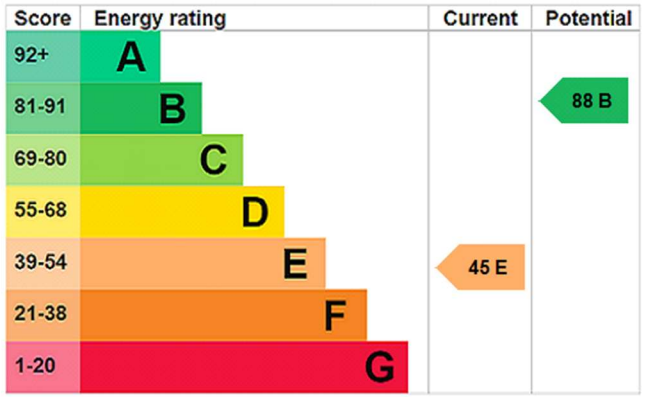
We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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We are here to help you find and buy your new home...

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