Bond Oxborough Phillips

Changing Lifestyles

Flats A & B Harmill
Church Lane
Holsworthy
Devon
EX22 6EG

Asking Price: £180,000 Freehold







01409 254 238
holsworthy@boppproperty.com

Flats A & B Harmill, Church Lane, Holsworthy, Devon, EX22 6EG

- TWO SPACIOUS FLATS
- FREEHOLD OF THE BUILDING
- EACH FLAT HAS TWO BEDROOMS
- GREAT POSITION IN HEART OF TOWN
- NO ONWARD CHAIN
- INVESTMENT OPPORTUNITY
- OIL FIRED CENTRAL HEATING
- STORAGE SHEDS
- EPC: TBC
- Council Tax Band: Band A's











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Overview

An excellent opportunity to acquire two well-appointed two-bedroom apartments together with the freehold of the building.

The property comprises two self-contained flats, accessed via a communal entrance hallway and arranged over the ground and first floors. The ground floor apartment, Flat A, features a generous living room leading through to a well-proportioned kitchen/dining room, alongside one double bedroom, one single bedroom, and a contemporary wet room. The first-floor apartment offers an open-plan kitchen/living space, two spacious double bedrooms — one of which could equally serve as an additional reception room — and a modern shower room.

Both apartments provide spacious and versatile accommodation throughout, making the property ideally suited to investors, income generation, or multi-generational living arrangements.

Externally, each apartment benefits from its own private storage shed, offering valuable additional storage space.

Occupying a highly convenient position within this sought-after market town, the property is within easy walking distance of a wide range of local amenities, ensuring day-to-day convenience. Excellent transport connections provide straightforward access to the A30 and the nearby town of Okehampton, while the beautiful North Cornish coastline is also within easy reach, ideal for those seeking to enjoy coastal walks and countryside living alike.

The property presents an attractive investment opportunity, offering low-maintenance accommodation with strong rental potential. Offered to the market with no onward chain.

Location

The bustling market town of Holsworthy has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket, BP filling station, Marks & Spencers Simply Food and Wild Bean café. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course etc. Bude on the North Cornish coast is some 9 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 20 miles distant, whilst Barnstaple, the Regional North Devon Centre is some 30 miles. Launceston, Cornwall's ancient capital, is some 14 miles distant. Holsworthy is in the heart of "Ruby Country", named after the famous local Red Ruby cattle.

EPC Rating - Flat A - EPC rating D (59), with the potential to be C (72). Valid until February 2033.

Flat B - Epc Rating D (58), with the potential to be C (73). Valid until February 2033.

Council Tax Banding - Flat A & B - Band 'A' (Please note this council tax may be subject to reassessment).

Services - Main water, electric and drainage. Individual Oil fired central heating. Boilers located in the outhouses.

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.

What3Words - linguists.slippery.appetite

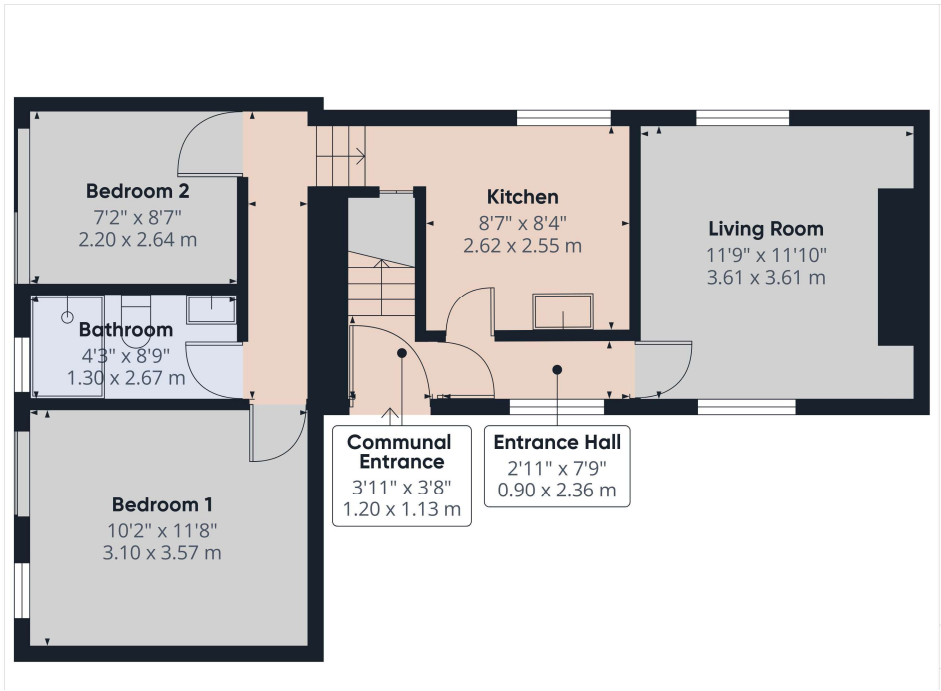
Directions

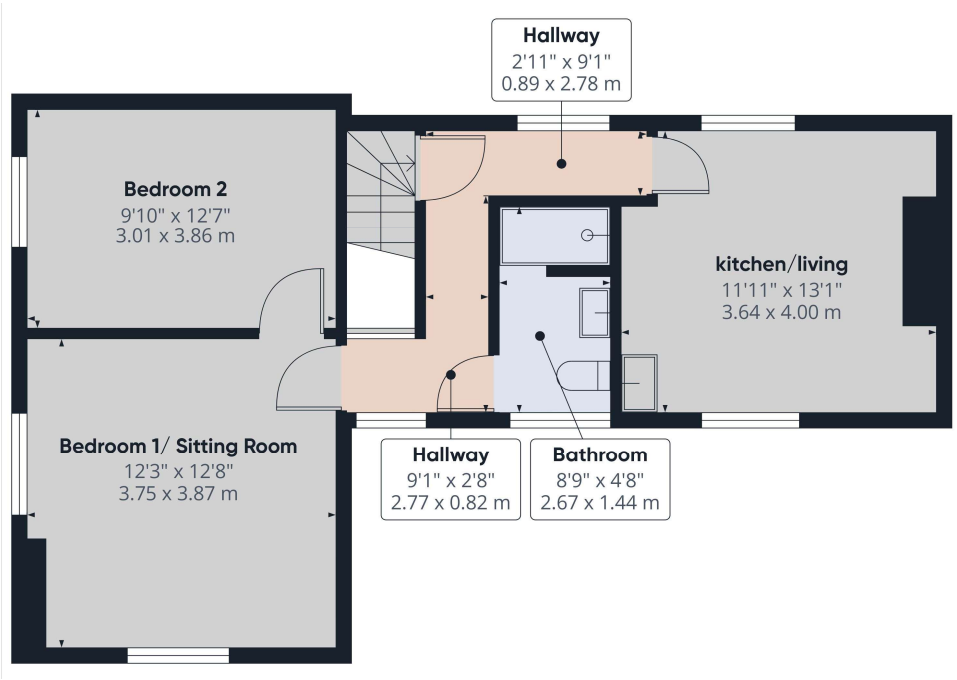
From our Holsworthy office on foot proceed towards the church, turning right at Filter Through into Church Lane. The entrance of the property will be found after a short distance on the right hand side.



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Floorplan





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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.