



Bond
Oxborough
Phillips

Changing Lifestyles

5 & 5A Station Road
Holsworthy
Devon
EX22 6AZ

Asking Price: £200,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

5 & 5A Station Road, Holsworthy, Devon, EX22 6AZ



- FREEHOLD OF THE BUILDING
- 1 GROUND FLOOR AND 1 FIRST FLOOR FLATS
- BOTH SPACIOUS 2 BED FLATS
- CONVENIENT TOWN LOCATION
- WALKING DISTANCE TO A RANGE OF AMENITIES
- GREAT INVESTMENT OPPORTUNITY
- GOOD TRANSPORT LINKS TO OKEHAMPTON/A30 & THE NORTH CORNISH COASTLINE
- AVAILABLE WITH NO ONWARD CHAIN



Directions

From the centre of Holsworthy proceed along Fore Street towards Launceston and down the hill into Chapel Street. Turn right into Station Road, follow the road around and after a short distance 5 & 5A will be found with a Bond Oxborough Phillips "For Sale" sign clearly displayed.

Situation

The bustling market town of Holsworthy has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket. 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.



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A Fantastic Freehold Investment Opportunity

An excellent opportunity to acquire the freehold of 5 & 5A Station Road, comprising two self-contained flats.

The property consists of a spacious two-bedroom ground floor flat and a generously proportioned two-bedroom first floor flat. The ground floor flat is vacant and ready for immediate occupation, featuring nicely decorated accommodation including a bright and welcoming living room, a fitted kitchen/dining room, two well-sized bedrooms, a family bathroom and a separate cloakroom.

The first floor flat is currently tenanted and can be purchased with the tenant in situ, making it an attractive proposition for investors seeking an immediate rental income. The accommodation comprises a fitted kitchen, a light and airy open-plan living/dining room enjoying views towards the Holsworthy Viaduct, two bedrooms, a family bathroom and a separate cloakroom.

Perfectly positioned in the heart of the thriving market town of Holsworthy, the property is within easy walking distance of a wide range of local amenities, including independent shops, cafés, schools and leisure facilities. The town also enjoys excellent transport links to Okehampton and the A30, providing convenient access to Exeter and

beyond, while the spectacular North Cornish coastline is just a short drive away, offering an abundance of sandy beaches and scenic coastal walks.

This property is offered for sale with no onward chain!

Ground Floor Flat

Kitchen/Diner - 11'9" x 9'9" (3.58m x 2.97m)

Living Room - 16'10" x 12'5" (5.13m x 3.78m)

Bedroom 1 - 15'5" x 7'6" (4.7m x 2.29m)

Bedroom 2 - 9'9" x 8'3" (2.97m x 2.51m)

Bathroom - 7'8" x 6'6" (2.34m x 1.98m)

Cloakroom - 4'4" x 3'8" (1.32m x 1.12m)

First Floor Flat

Kitchen - 12'5" x 6'4" (3.78m x 1.93m)

Dining/Living Room - 14' x 12'6" (4.27m x 3.8m)

Bedroom 1 - 12'4" x 12'6" (3.76m x 3.8m)

Bedroom 2 - 10' x 7'11" (3.05m x 2.41m)

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Bathroom - 5'11" x 4'9" (1.8m x 1.45m)

Cloakroom - 6' x 2'10" (1.83m x 0.86m)

EPC Rating - 5 - EPC rating D (63), with the potential to be C (70). Valid until April 2034.

5A - EPC rating E (48), with the potential to be C (69). Valid until August 2027.

Council Tax Banding - The Council Tax Bands for 5 & 5A are currently a band 'A' (please note this council band may be subject to reassessment).

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

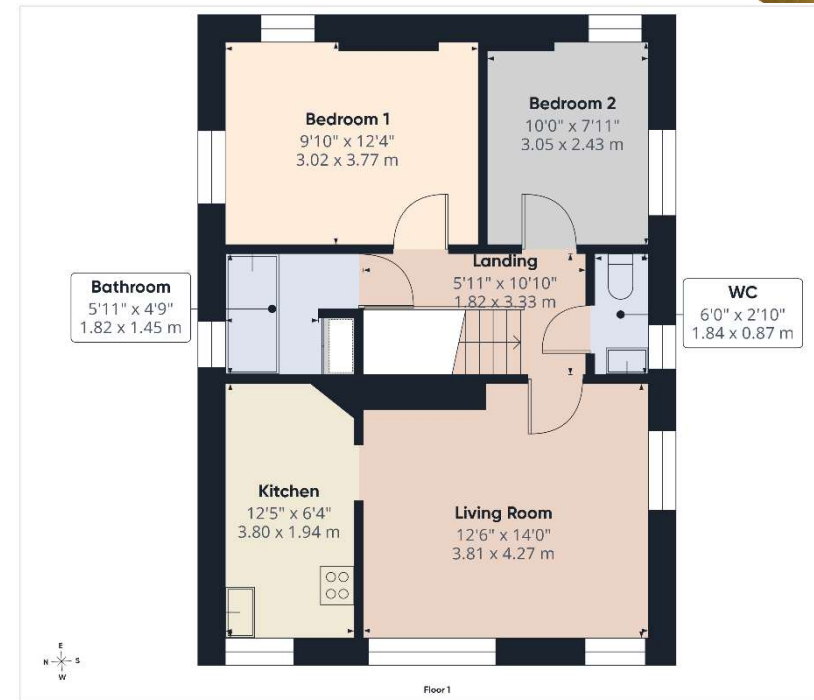
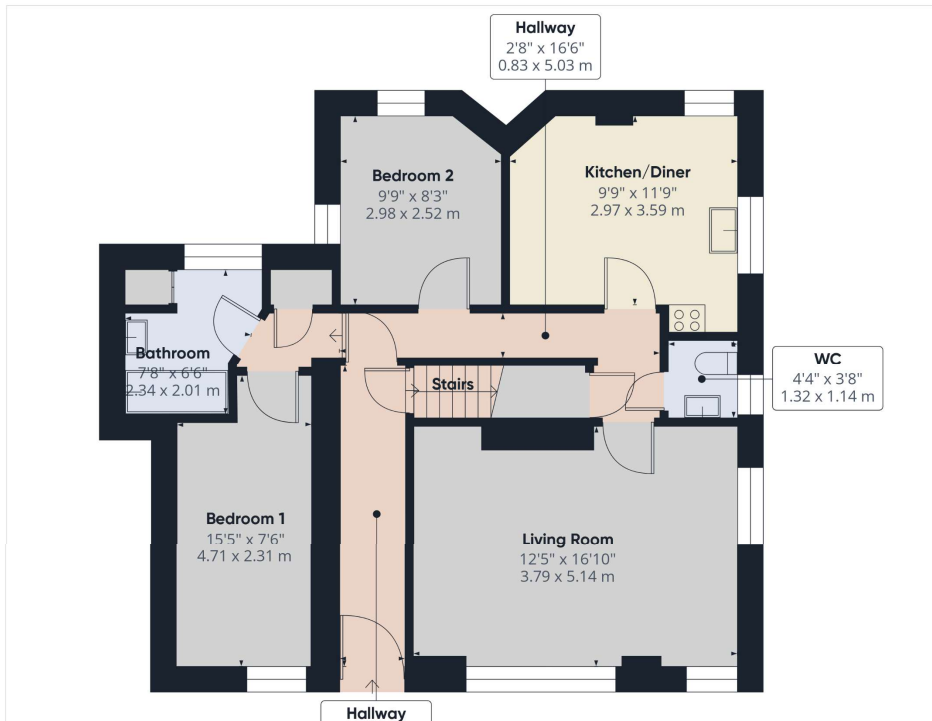
Agents Note - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out 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.

Agents Note - Please note, there is a pedestrian Right of Way for the neighbour to access their property behind.

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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

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