



Bond
Oxborough
Phillips

Changing Lifestyles

3 Beech Park
Holsworthy Beacon
Holsworthy
Devon
EX22 7NB

Asking Price: £175,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

3 Beech Park, Holsworthy Beacon, Holsworthy, Devon, EX22 7NB



- MID-TERRACE 3 BEDROOM HOUSE
 - IN NEED OF MODERNISATION
- FANTASTIC OPPORTUNITY FOR BUYERS TO PERSONALISE TO THEIR NEEDS
- GARAGE AND ENCLOSED REAR GARDEN
 - OUTSKIRTS OF MARKET TOWN HOLSWORTHY
- COUNTRYSIDE VIEWS TO FRONT AND REAR
- COUNCIL TAX BAND = A



Holsworthy Beacon is a very small hamlet situated just over 3 miles from the market town of Holsworthy.

Bude and Holsworthy are well placed for access to the wider South West, with the A39 providing a direct road link between the two towns, as well as onward connections towards North Devon and Cornwall. Regular bus services connect Bude and Holsworthy with Okehampton and Exeter, where rail services provide onward connections throughout the region and nationally.

Both towns offer a good range of everyday amenities, with Bude particularly renowned for its stunning coastline and beaches, whilst Holsworthy provides a traditional market-town setting with convenient access to the surrounding countryside.



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Situated on the outskirts of the popular market town of Holsworthy, 3 Beech Park offers a fantastic opportunity for buyers seeking a home with excellent potential, whilst enjoying picturesque countryside views to both the front and rear.

The ground floor provides a spacious and naturally light living room, courtesy of a large front-facing window before leading to a generous kitchen/diner offering ample space for both everyday living and entertaining. The kitchen provides access to a rear porch, which in turn leads to a useful utility/workshop and convenient downstairs WC.

Upstairs, the property offers two generous double bedrooms, alongside a versatile third bedroom which could lend itself perfectly to a home office, nursery, dressing room or hobby space. Completing the first floor is a family bathroom comprising a large walk-in shower, pedestal wash hand basin and low-flush WC.

Externally, the property benefits from front and rear gardens, both predominantly laid to lawn and enjoying lovely countryside views. A detached garage, situated within a nearby block, provides valuable additional storage and parking.

Whilst the property would benefit from a degree of modernisation, this presents an exciting opportunity for prospective purchasers to put their own stamp on a home and create something tailored to their own tastes and requirements.

An internal viewing is highly recommended to fully appreciate the space, setting and potential that 3 Beech Park has to offer.



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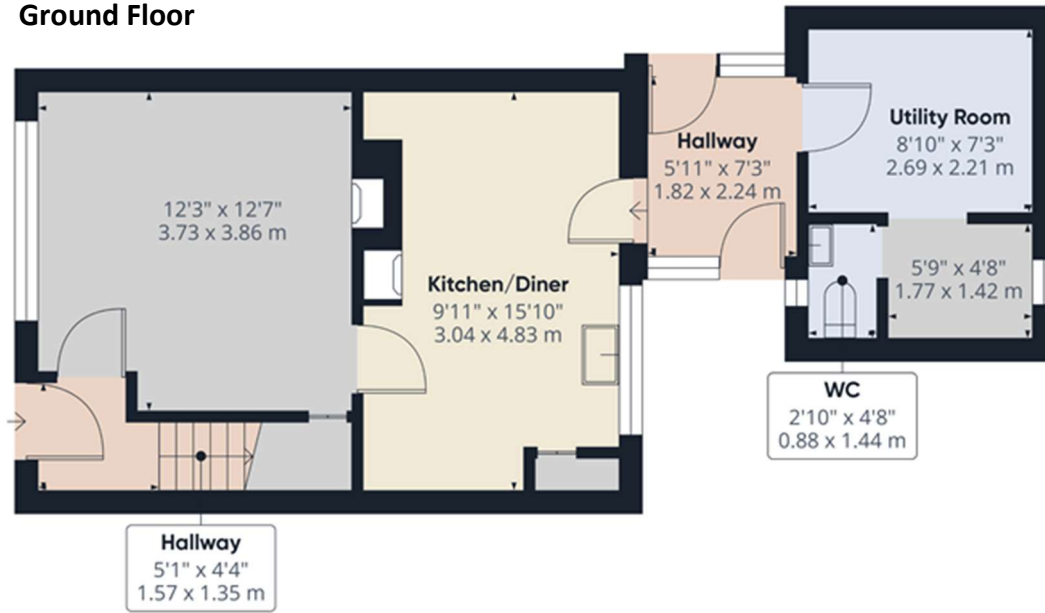
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Ground Floor



Agent Notes - 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 agree.

Services - Mains water, electric and drainage. Oil fired ray burn.

EPC Rating - The EPC rating for the property is TBC.

Council Tax Band - The Council Tax Band for the property is currently an 'A' (please note this council band may be subject to reassessment).

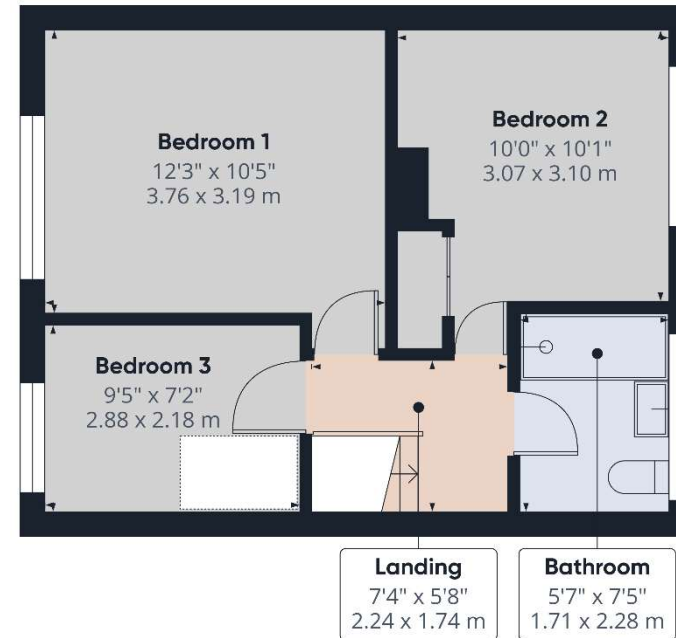
Directions

From Holsworthy proceed on the A388 towards Bideford for some 2.8 miles. Upon reaching the hamlet of Holsworthy Beacon, at the cross roads take the right hand turn signposted Thornbury/Cookbury. Continue for approximately 200 yards where you will then find 3 Beech Park on your left- hand side.

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.

First Floor



Please note these floor plans are not to an accurate measurement

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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