



Bond
Oxborough
Phillips

Changing Lifestyles

1 Brighton Villas
Chapel Street
Holsworthy
Devon
EX22 6AS

Asking Price: £200,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

1 Brighton Villas, Chapel Street, Holsworthy, Devon, EX22 6AS



- TERRACED HOUSE
- 3 BEDROOMS
- LIVING ROOM
- KITCHEN DINER
- 1 ENSUITE
- 1 BATHROOM
- PERIOD
- REAR GARDEN
- COUNCIL TAX BANDING 'B'
- EPC - TBC
- FREEHOLD
- WALKING DISTANCE TO AMENITIES
- AVAILABLE WITH NO ONWARD CHAIN



A Charming Three-Bedroom Home in a Secluded Town-Centre Location

Tucked away in a quiet and sought-after location in the heart of Holsworthy, 1 Brighton Villas is an attractive three-bedroom property offering a blend of modern living and character, with a number of charming period features throughout.

Upon entering, you are welcomed into a bright and spacious living area, creating a warm and inviting first impression. To the rear of the property is a well-appointed kitchen/diner, providing a versatile space ideal for family life, entertaining guests and enjoying everyday meals together.



Upstairs, the master bedroom is a particular highlight, benefiting from a vaulted ceiling, exposed beams and a private ensuite. There are also two further bedrooms and a family bathroom, providing comfortable and flexible accommodation for families, guests or those requiring additional home-working space.

The kitchen provides access via sliding doors to the rear outside space, which incorporates a combination of lawn, patio and decking areas. This attractive garden offers an excellent setting for outdoor dining, entertaining or simply relaxing.

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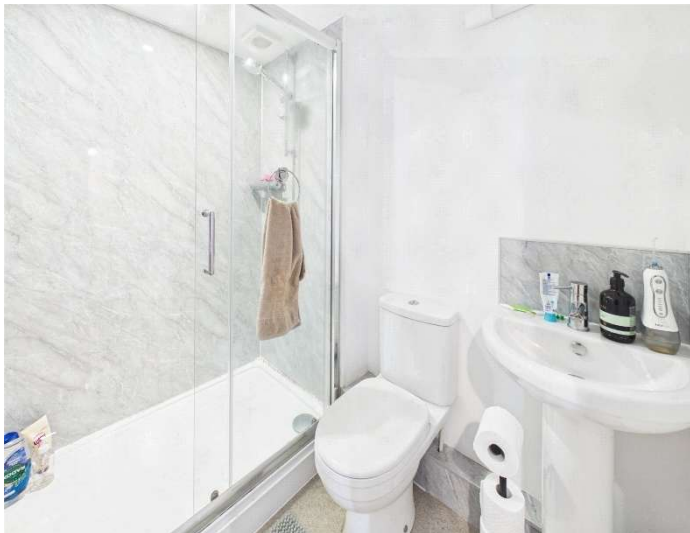
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A further benefit is the external shed, which has a water supply connected and is currently utilised as a useful utility area, providing additional practical space.

Ideally positioned within easy reach of the amenities and facilities of Holsworthy, this appealing home combines character, practicality and modern living in a peaceful yet convenient setting.

The property is offered to the market with no onward chain.



Situation:

The bustling market town of Holsworthy has a 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.



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Services - Mains water, electric and drainage. Electric 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.



EPC rating - TBC

Council Tax Banding - The council tax band for the property is currently a 'B' (please note this may be subject to re-assessment).

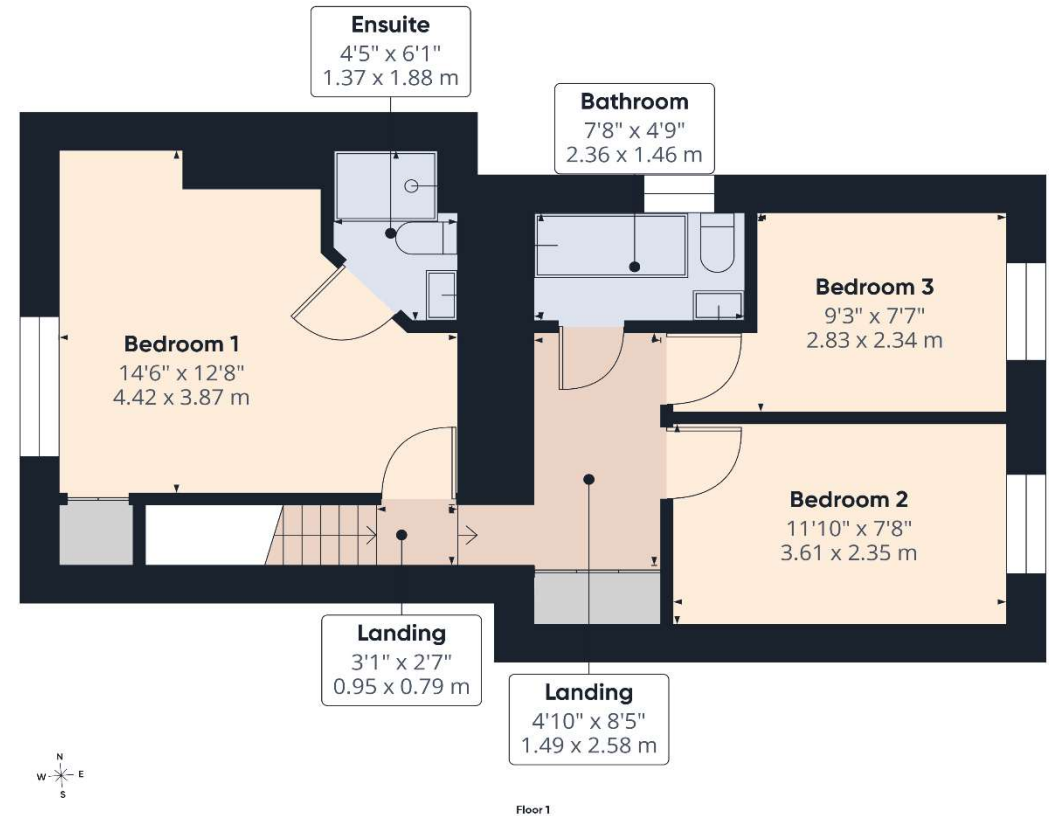
Directions

From the centre of Holsworthy proceed along Chapel street towards Launceston, take the left hand turn just prior to the Mitchells Barber Shop. 1 Brighton Villas will be found at the end of this lane to the left hand side.

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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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Changing Lifestyles

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

Albion House

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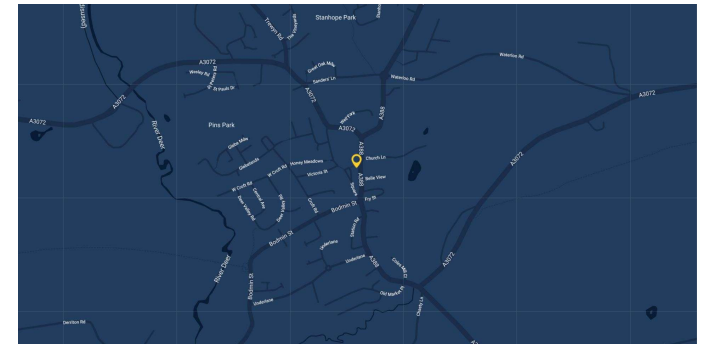
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to provide you with a free valuation of your home.

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for a free conveyancing quote and
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