

1-12 New Inn Court Victoria Street Holsworthy Devon EX22 6AD

# Asking Price: £795,000 Freehold









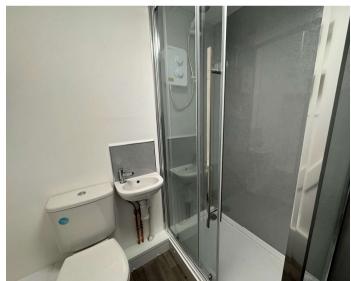
- ATTRACTIVE INVESTMENT OPPORTUNITY
- RESIDENTIAL AND COMMERCIAL UNITS
- MIXTURE OF GROUND FLOOR AND FIRST FLOOR APARTMENTS
- 1 X COMMERCIAL UNIT
- WALKING DISTANCE TO THE TOWN
  CENTRE











## Changing Lifestyles

to acquire a collection of 1/2 bed apartments and commercial unit set within its own courtyard, on the edge of the bustling Holsworthy. market town development is split into a range of ground some 14 miles distant. floor and first floor apartments with 3 apartments being 2 beds and 8 apartments being 1 beds. The commercial unit is courtvard providing access to the 11 apartments. currently being used as a successful hair dressers. There are currently tenants in situ and rental figures are available upon x 2 bed apartments and 8 x 1 bed apartments. request.

#### **Directions**

From Holsworthys main square, proceed into Victoria Square (to the left of the HSBC bank) and turn left into  $\ \ Viewings$  - All viewings to be accompanied by a Victoria Street. Whereupon the entrance to New Inn Court will be found after a short distance on the left hand side.

#### Situation

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 **EPC Rating** - The following apartments: 4,5 & 7 have town including a heated swimming pool, sports hall, EPC rating "C".

A rare and exciting investment opportunity 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 The following apartments: 1,2,3,6,8,9,10 &11 have an town of Bideford are some 20 miles distant, whilst EPC rating "D". Barnstaple, the Regional North Devon Centre is some The 30 miles. Launceston, Cornwall's ancient capital, is

> **Outside** - The complex is approached via a arched entrance with metal gates leading to an inner

> **Apartments** - New Inn Court offers a range of ground and first floor apartments which comprises of 3

> Commercial unit - The commercial unit is currently being used as a successful hair dressers (Reflections) and is on a 10 year lease which was granted in August 2019.

> member of the Bond Oxborough Phillips team, please give plenty of notice if you wish to view so that we can ligise with the tenants.

request.

Council Tax Bandings - All the flats are a council tax band 'A' (Please note this council band may be subject to reassessment).

The commercial unit (Reflections) has an EPC rating

### 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 Rental Figures - Rental figures are available on 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.