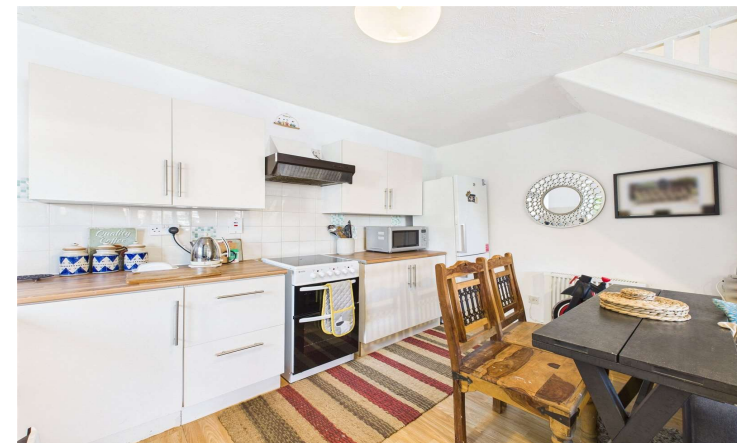




Bond
Oxborough
Phillips
Changing Lifestyles

3 Little Holsworthy
Belle Vue
Holsworthy
Devon
EX22 6EF

Asking Price: £107,500
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

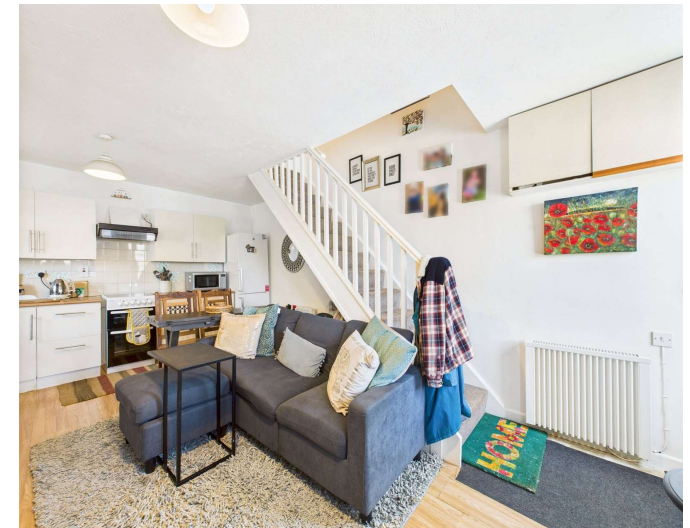
3 Little Holsworthy, Belle Vue, Holsworthy, Devon, EX22 6EF



- END TERRACE HOUSE
- NICELY PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- DOUBLE BEDROOM
- 1 ALLOCATED PARKING SPACE
- WALKING DISTANCE TO TOWN CENTRE
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- GREAT LINKS TO OKEHAMPTON/A30 AND THE NORTH CORNISH COASTLINE
- COUNCIL TAX BAND A
- EPC TBC.



Situated in the heart of the bustling market town of Holsworthy, being within easy walking distance to a range of local amenities is 3 Little Holsworthy. This charming end terrace property offers well-presented accommodation comprising open plan kitchen, dining and living room on the ground floor and double bedroom and bathroom on the first floor. The property also benefits from an allocated parking space. EPC TBC & Council Tax Band A.



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Directions Situation

From our office proceed along Fore Street towards Launceston for only about 100 yards, and turn left immediately after Peter Peter & Wright. Continue down the hill and turn into the car park, the property can be found on the right hand side with a Bond Oxborough Philips for sale board 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, 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.

Open plan Kitchen/Dining/Living Room - 18'6" x 13'1" (5.64m x 4m)

A fitted kitchen comprising a range of wall and base mounted units with work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap. Space for electric oven with extractor over and free standing fridge/freezer. Plumbing for washing machine. Room for dining table and chairs and sitting room suite. Window to side and front elevation.

First Floor Landing - 5'9" x 4'6" (1.75m x 1.37m)

Provides access to the bedroom, bathroom and useful storage cupboards.

Bedroom - 21'1" x 9'1" (6.43m x 2.77m)

Dual aspect double bedroom with windows to side and front elevations. Built in wardrobe.

Bathroom - 6'11" x 6'5" (2.1m x 1.96m)

A fitted suite comprising panel bath with electric shower over, pedestal wash hand basin and close coupled WC. Frosted window to side elevation.

Outside - Allocated parking space.

Services - Mains water, electric and drainage.

EPC Rating - EPC rating TBC.

Council Tax Banding - Band 'A' (please note this council band may be subject to reassessment).

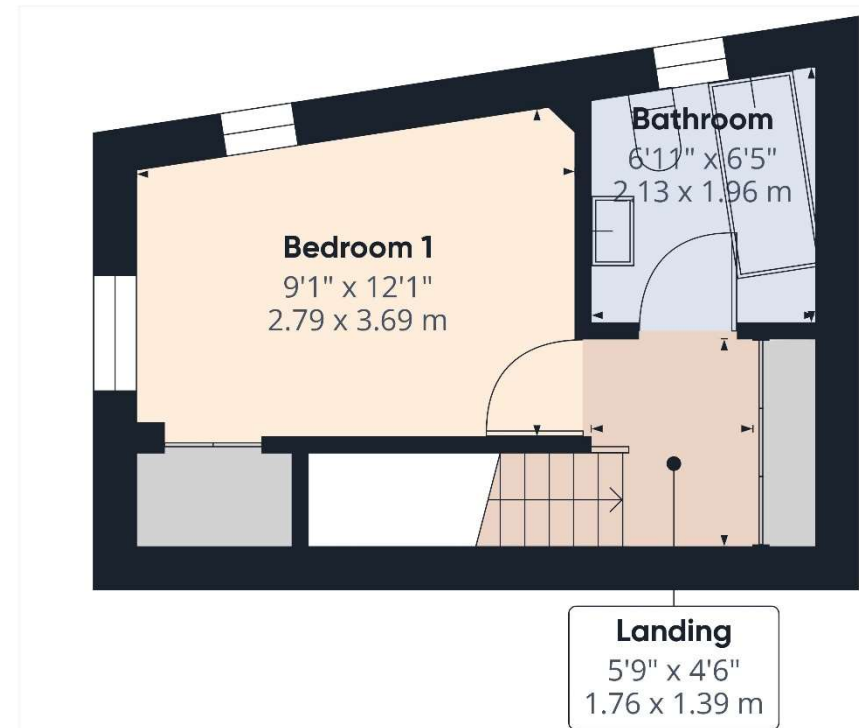
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Have a property to sell or let?

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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