



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

20 Chapel Street  
Holsworthy  
Devon  
EX22 6AY



**Asking Price: £97,500 Freehold**



Changing Lifestyles

01409 254 238  
[holsworthy@boproperty.com](mailto:holsworthy@boproperty.com)



20 Chapel Street, Holsworthy, Devon, EX22 6AY



- 1 BEDROOM
- CHARACTER COTTAGE
- COURTYARD GARDEN
- SHED AND OUTSIDE TOILET
- MULTI FUEL BURNING STOVE
- WOULD BENEFIT FROM SOME MODERNISATION
- NO ONWARD CHAIN
- WOULD IDEALLY SUIT A FIRST TIME BUYER
- TOWN CENTRE LOCATION
- NOT LISTED
- EPC: F
- COUNCIL TAX - B



## Overview

Situated in the heart of the historic market town of Holsworthy, this charming former railway cottage offers characterful accommodation with a wealth of original features. Thought to have once served as a shop, the property now provides a comfortable home, beautifully maintained by the current owners.

The glazed frontage leads into a welcoming living room, complete with a multi-fuel stove set within a feature fireplace. To the rear is the kitchen which provides direct access to a courtyard garden, where you will find an outside WC, a useful storage shed, and a traditional coal bunker.

Upstairs, the property offers a generous double bedroom and a bathroom fitted with a bath, shower over, WC, and wash hand basin.

While the property would benefit from a degree of modernisation, it presents an excellent opportunity for first-time buyers, investors, or those seeking to downsize. Offered to the market with no onward chain.



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## Location

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.



**Services** - Mains electricity, water and drainage.

**Agents 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 agreed.

**Directions** - From our office proceed along Fore Street in the Launceston direction into Chapel Street, and as you proceed down the hill the property will be found prior to the bridge on the right 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.

Please do not hesitate to contact the team  
at the Bond Oxborough Phillips Sales &  
Lettings on

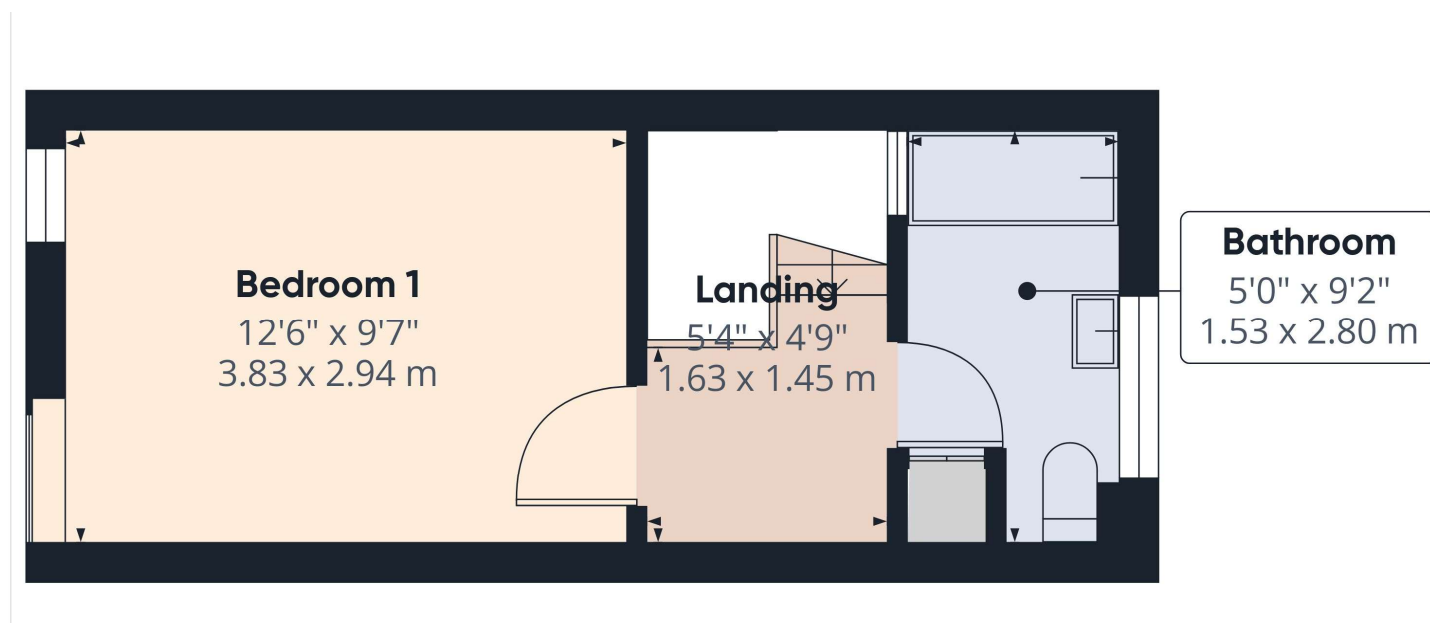
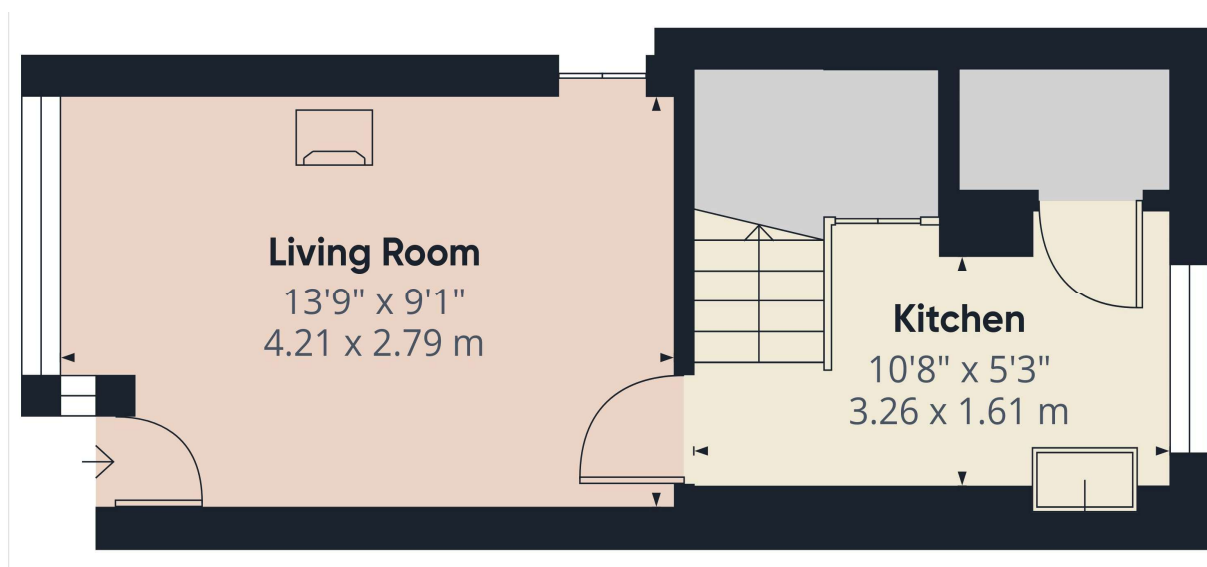
**01409 254 238**

For more information or to arrange an  
accompanied viewing on this property.

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## Floorplan



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.