

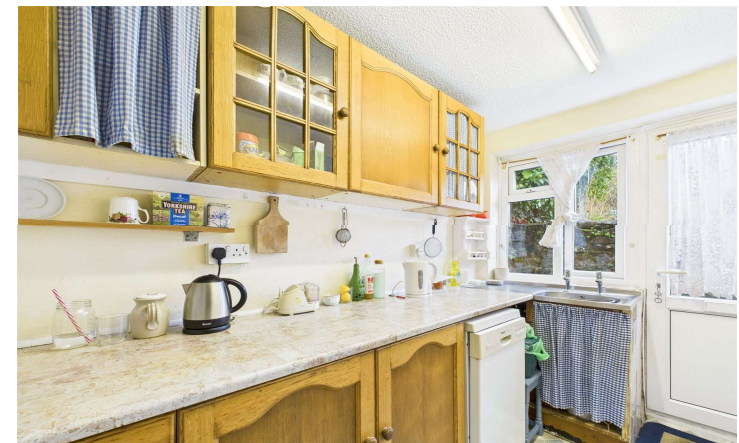


Bond
Oxborough
Phillips

Changing Lifestyles

5 Belle Vue
Holsworthy
Devon
EX22 6EF

Asking Price: £165,000

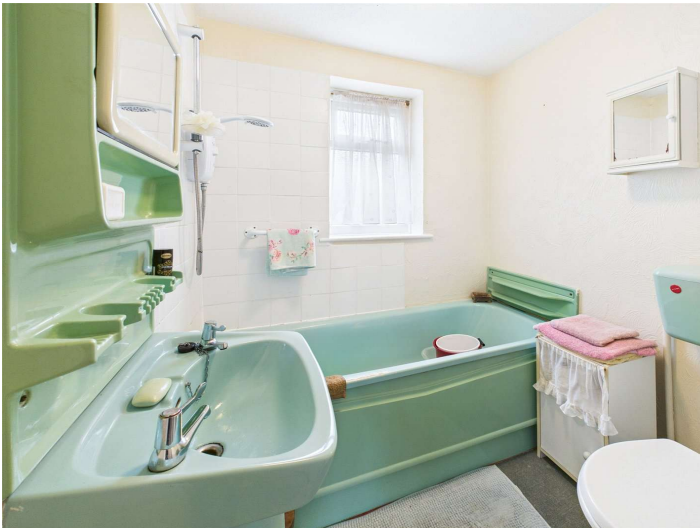


Changing Lifestyles

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holsworthy@bopproperty.com

5 Belle Vue, Holsworthy, Devon, EX22 6EF

- END OF TERRACE 2 BEDROOM HOUSE
- SPACIOUS AND PRIVATE REAR GARDEN
 - NO ONWARD CHAIN
 - REQUIRES MODERNISATION THROUGHOUT
- MOST CONVENIENT TOWN LOCATION
- FANTASTIC OPPORTUNITY FOR FIRST TIME BUYERS AND INVESTORS
 - COUNCIL TAX BAND B



Nestled in the heart of the beautiful Devon countryside, Holsworthy is a thriving market town offering the perfect blend of rural charm and modern convenience. Renowned for its strong sense of community and traditional weekly pannier market, Holsworthy is a sought-after location for families, retirees, and professionals alike.

The town boasts a range of amenities including independent shops, a Waitrose supermarket, highly regarded primary and secondary schools, medical facilities, and leisure options such as a golf club and sports centre. Its rich history is reflected in local architecture and annual events like the Holsworthy & Stratton Agricultural Show.

The town is approximately 10 miles from the popular seaside resort of Bude, known for its sandy beaches and stunning coastline, and around 30 miles from the regional hub of Barnstaple.

Holsworthy enjoys easy access to the A30 and A388, providing routes to Exeter, Launceston, and further afield. Despite its tranquil surroundings, the town has a good range of amenities, including supermarkets, independent shops, a medical centre, schools, and leisure facilities. Regular bus services also link Holsworthy to nearby towns and coastal areas.

Surrounded by rolling countryside, Holsworthy is a gateway to both Dartmoor National Park and the North Devon and Cornwall coasts, making it an ideal location for those seeking a balanced lifestyle with outdoor adventure, natural beauty, and community living.

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Ideally situated just a short stroll from a wide range of local amenities, this well-presented end-of-terrace residence offers comfortable living in a highly convenient town centre location.

Upon entering the property, you are welcomed into a kitchen featuring matching wall and base units, a complementary work surface, and an integrated stainless steel sink with drainer. Continuing through the home, an inner hallway leads to a ground-floor bathroom and a generously proportioned open-plan living and dining area – perfect for both relaxing and entertaining.

The downstairs bathroom is fitted with a suite of matching units, including a low-flush WC, pedestal hand basin, and a shower-over-bath. A rear porch offers a practical space for coats, shoes, and everyday essentials, while also providing direct access to the garden. Large rear-facing windows ensure the living space is bathed in natural light, creating a bright and airy atmosphere.

Upstairs, a spacious landing leads to two well-sized double bedrooms, both offering ample room for furnishings. A built-in storage cupboard on the landing adds further practicality.

Externally, the property boasts a generous private rear garden, enclosed by wooden fencing for added privacy. The outdoor space is both versatile and spacious, featuring a patio area ideal for al fresco dining, as well as a garden shed for additional storage.

This property represents a fantastic opportunity for first-time buyers, downsizers, or investors alike – offering space, location, and convenience in equal measure and would benefit from modernisation throughout.



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Directions

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 beyond the car park and you will come to a pathway on your right hand side. Number 5 Belle Vue is found at the end of this pathway.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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.

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