

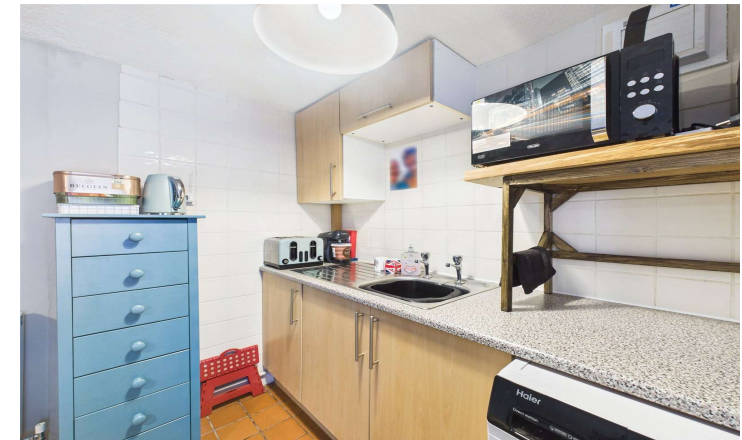


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Stable Mews  
Church Lane  
Holsworthy  
Devon  
EX22 6EG

**Asking Price: £99,950 Freehold**



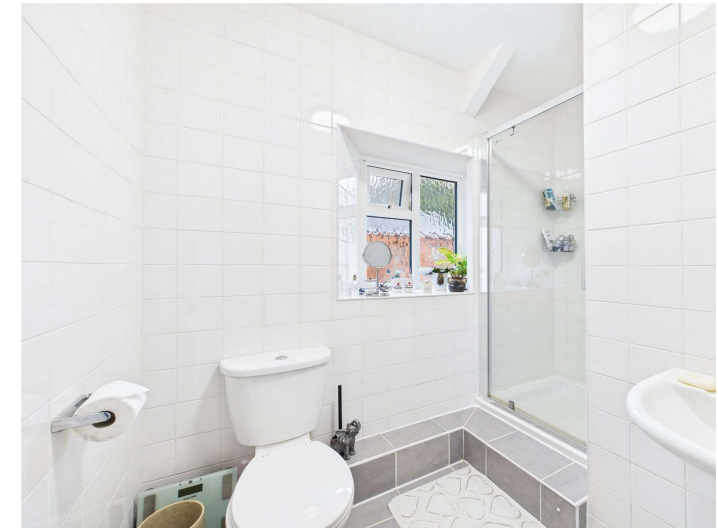
Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

## 2 Stable Mews, Church Lane, Holsworthy, Devon, EX22 6EG



- SEMI DETACHED COTTAGE
- OPEN PLAN KITCHEN/DINING/LIVING AREA
- DOUBLE BEDROOM AND SHOWER ROOM
- COMMUNAL OUTSIDE AREA
- WALKING DISTANCE TO TOWN CENTRE
- GREAT LINKS TO THE NORTH CORNISH COASTLINE & OKEHAMPTON/A30
- WELL SUITED FOR FIRST TIME BUYERS OR INVESTORS
- NO ONWARD CHAIN



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**Situated in the heart of town, this charming semi-detached cottage offers a fantastic opportunity for a range of buyers. The ground floor features a welcoming open-plan layout, combining the kitchen, dining, and living areas to create a sociable and versatile living space. Upstairs, the property offers a well-proportioned bedroom and a modern shower room.**

**Enjoying a highly convenient location, the cottage is just a short stroll from a variety of local amenities, making everyday living both easy and accessible. Excellent transport links provide swift access to the A30 and the nearby town of Okehampton, while the stunning North Cornish coastline is also within easy reach, ideal for those who enjoy coastal living.**

**The residence is well suited to first-time buyers, those seeking a bolt hole, or investors looking for a low-maintenance rental property.**

**Available with no onward chain!**

## Directions

From our Holsworthy office on foot proceed towards the church, turning right at Filter Through into Church Lane. The entrance of the property will be found after a short distance on the right 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 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.

# Changing Lifestyles

**Open plan kitchen/dining and living room - 13'11" x 11'8" (4.24m x 3.56m)**

**First Floor Landing - 6'3" x 4'11" (1.9m x 1.5m)**

**Bedroom 1 - 11'8" x 8'3" (3.56m x 2.51m)**

**Shower Room - 6'3" x 4'11" (1.9m x 1.5m)**

**EPC Rating** - EPC rating D (58) with the potential to be B (90). Valid until August 2029.

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

**Services** - Mains water, electric and drainage. Oil fired central 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.

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**Shower Room**  
4'11" x 6'3"  
1.50 x 1.91 m

**Landing**  
2'7" x 5'2"  
0.81 x 1.59 m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

## 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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