



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1 Victoria Street  
Holsworthy  
Devon  
EX22 6AD

**Asking Price: £165,000 Freehold**



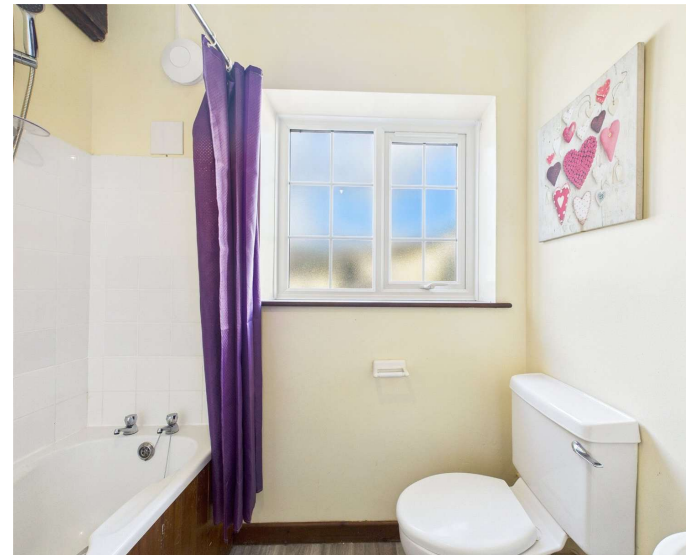
Changing Lifestyles

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

1 Victoria Street, Holsworthy, Devon, EX22 6AD



- 3 BEDROOMS
- TERRACED HOME
- LOCATED IN THE HEART OF THE TOWN
- SPACIOUS ACCOMMODATION THROUGHOUT
- NEWLY INSTALLED SOLAR PANELS
- DOUBLE GLAZED WINDOWS
- OFF ROAD PARKING
- AVAILABLE WITH NO ONWARD CHAIN
- EPC: E
- Council Tax Band: B



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## Overview

Situated in the heart of the highly sought-after market town of Holsworthy, this charming period three-bedroom terraced home offers deceptively spacious accommodation throughout. Ideally positioned within easy reach of the town's comprehensive range of local amenities, the property combines character features with modern comforts.

The home benefits from double glazed windows, newly installed solar panels, and efficient electric heating. The spacious kitchen—while offering scope for modernisation—is fully functional and provides ample room for a dining table and chairs, flowing seamlessly into a bright and airy living room.

Upstairs, there are two generous double bedrooms, a comfortable single bedroom, and a well-presented family bathroom. Externally, the property enjoys the rare advantage of off-road parking for two vehicles.

Offered to the market with no onward chain, this delightful home presents an excellent opportunity for first-time buyers and investors alike.

## 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.

**Agents Notes** - 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 which will only be used for this purpose. We carry out this through iamproperty a secure platform to protect your data. Each owner will be required to pay £20 upon our instruction to carry out these checks prior to the property being advertised.

**Services** - Mains electricity, water and drainage. Newly installed solar panels

## Directions

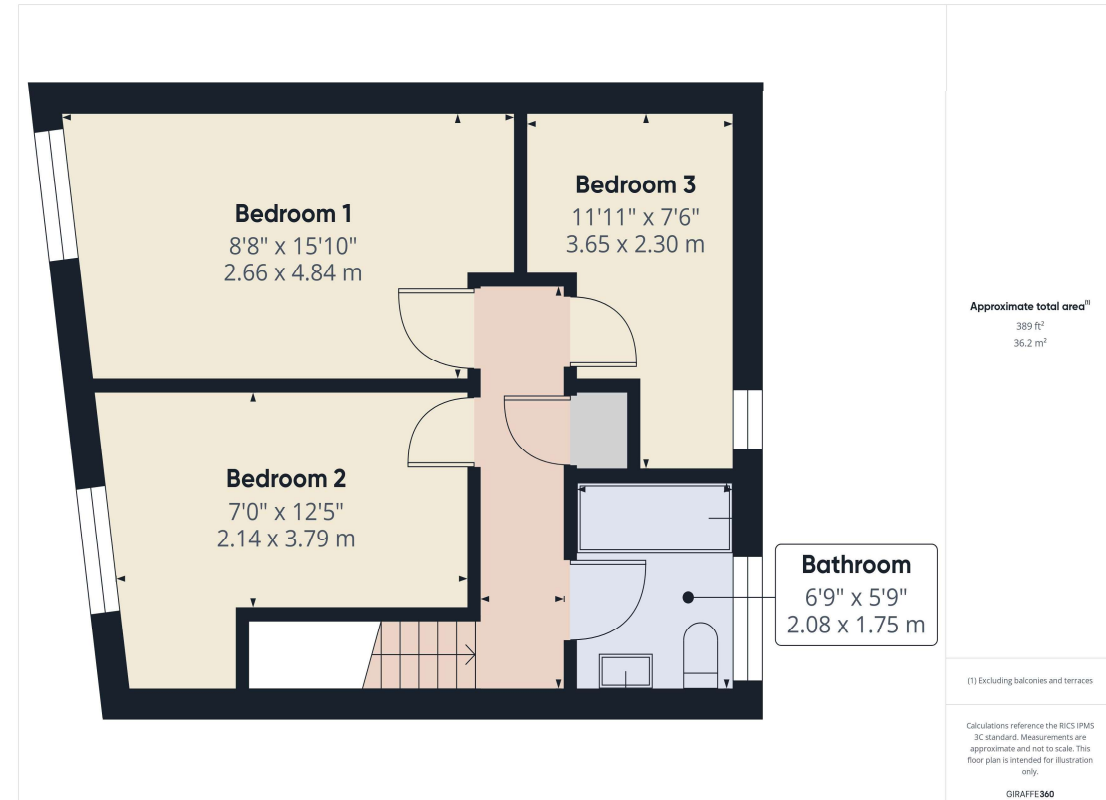
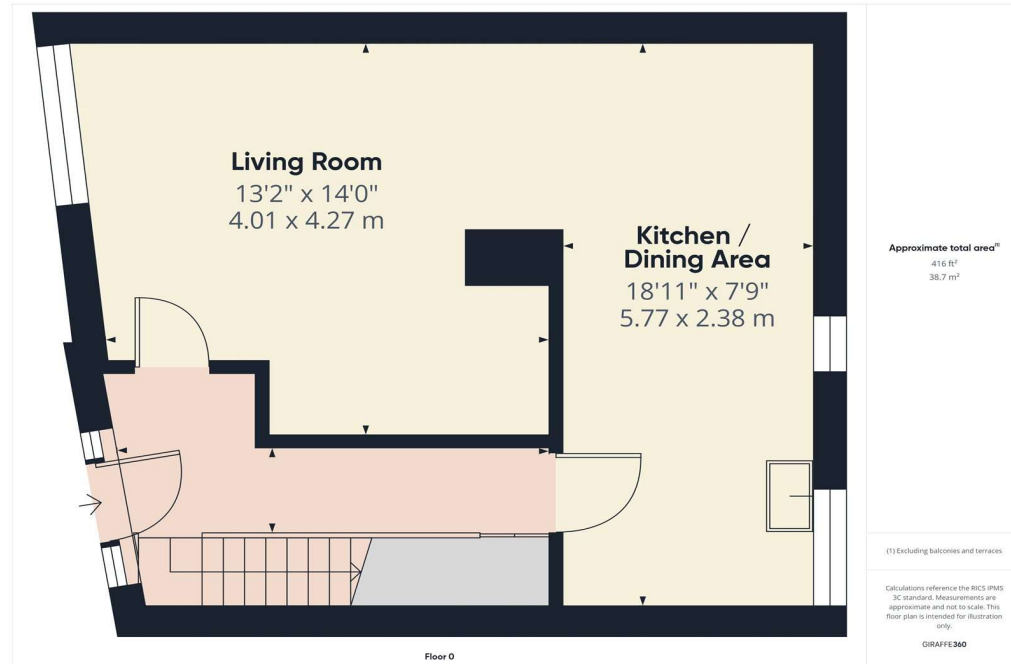
From Holsworthys main square, proceed into Victoria Square (to the left of the HSBC bank) and turn left into Victoria Street whereupon the property will be found a short way along on the right hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

1 Victoria Street, Holsworthy, Devon, EX22 6AD

## Floorplan



## 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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