



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

4 Belle Vue Close  
Holsworthy  
Devon  
EX22 6EN

**Asking Price: £265,000**  
**Freehold**



**Changing Lifestyles**

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



4 Belle Vue Close, Holsworthy, Devon, EX22 6EN



- END TERRACE TOWN HOUSE
- ARRANGED OVER 3 LEVELS
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- 3 BEDROOMS, 1 ENSUITE
- ALLOCATED PARKING SPACES
- ENCLOSED REAR GARDEN
- WALKING DISTANCE TO TOWN CENTRE
- GREAT LINKS TO OKEHAMPTON/A30 & THE NORTH CORNISH COASTLINE
- EPC AND COUNCIL TAX BAND C



An exciting opportunity to acquire this well-presented and spacious three-storey townhouse, tucked away in a quiet position within the popular market town of Holsworthy, being a short and easy walking distance of a wide range of amenities.

Arranged over three levels, the property opens with a welcoming entrance hall and a useful cloakroom. The ground floor features an impressive open-plan kitchen, dining and living area, filled with natural light and opening through double doors to an enclosed rear garden that enjoys far-reaching views across the surrounding countryside.

The first floor provides two generous double bedrooms along with a well-appointed family bathroom. The top floor hosts a superb principal bedroom, complete with its own en suite bathroom, creating an ideal private retreat.

Further benefits include solar photovoltaic panels and an air-source heat pump, supplying energy-efficient underfloor heating throughout the ground floor.

Ideally located, the property offers excellent road links to Okehampton and the A30, as well as the stunning North Cornish coastline.

This is a modern, comfortable and eco-friendly home, perfectly suited to families or those seeking flexible living in a desirable and well-connected setting.



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## Directions

From our office proceed along Fore Street towards Launceston for about 100 yards, and turn left immediately after Peter Peter & Wright. Continue down the hill where the entrance to Belle Vue Close will be found on the left hand. Number 4 can be found after a short distance on the right hand side with its number plaque and Bond Oxborough Phillips '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.





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# Internal Description

**Entrance Hall** - 6'5" x 3'9" (1.96m x 1.14m)

**Cloakroom** - 4'3" x 3'2" (1.3m x 0.97m)

**Kitchen/Dining/Living Room** - 27' x 15' (8.23m x 4.57m)

**First Floor Landing** - 14' x 3'1" (4.27m x 0.94m)

**Bedroom 2** - 13'11" x 8'4" (4.24m x 2.54m)

**Bedroom 3** - 11'11" x 8'4" (3.63m x 2.54m)

**Family Bathroom** - 8'4" x 5'10" (2.54m x 1.78m)

**Second Floor Landing**

**Bedroom 1** - 15'10" x 12'5" (4.83m x 3.78m)

**Ensuite Bathroom** - 6'7" x 6'5" (2m x 1.96m)

**Services** - Mains water, electric and drainage. An air source heat pump powers underfloor heating on the Ground Floor, with electric radiators on the First and Second Floors. Solar Photovoltaic panels.

**EPC Rating** - EPC rating C (77). Valid until September 2031.

**Council Tax Banding** - The Council Tax Band for the property is currently a 'C' (please note this council band may be subject to reassessment).

**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.

## Changing Lifestyles

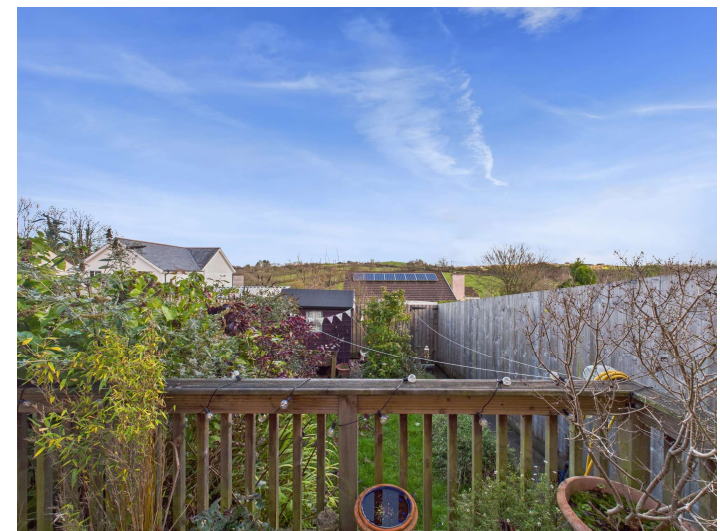
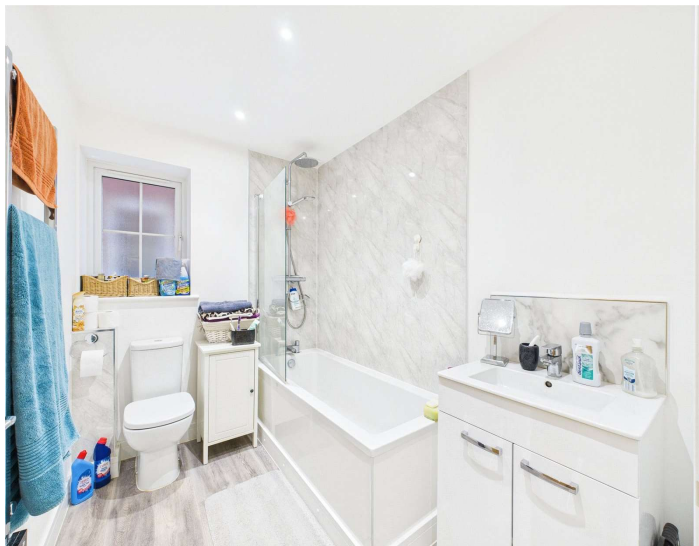


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**Entrance Hall**  
6'6" x 6'5"  
1.99 x 1.96 m

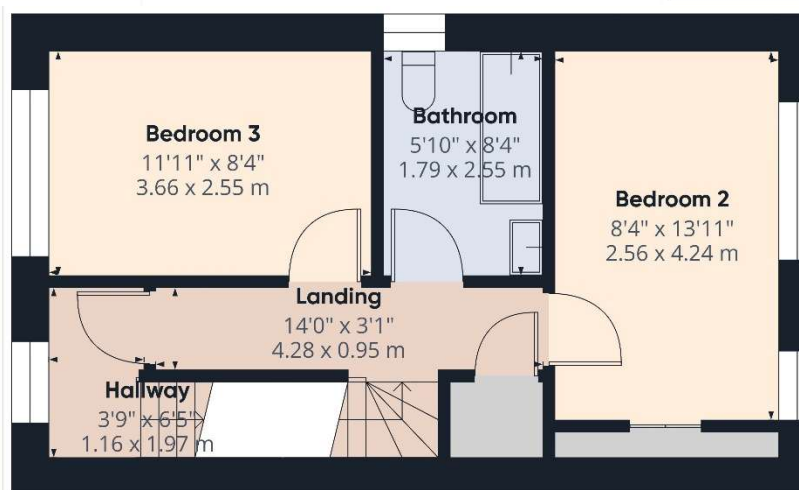
**Cloakroom**  
4'3" x 3'2"  
1.31 x 0.97 m

**Kitchen/Dining/Living Area**  
27'0" x 15'0"  
8.23 x 4.60 m



**Bedroom 1**  
15'10" x 12'5"  
4.85 x 3.79 m

**Ensuite Shower Room**  
6'7" x 6'5"  
2.01 x 1.97 m



**Bedroom 3**  
11'11" x 8'4"  
3.66 x 2.55 m

**Bathroom**  
5'10" x 8'4"  
1.79 x 2.55 m

**Bedroom 2**  
8'4" x 13'11"  
2.56 x 4.24 m

**Landing**  
14'0" x 3'1"  
4.28 x 0.95 m

**Hallway**  
3'9" x 6'5"  
1.16 x 1.97 m

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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We are here to help you find  
and buy your new home...

Albion House

4 High Street

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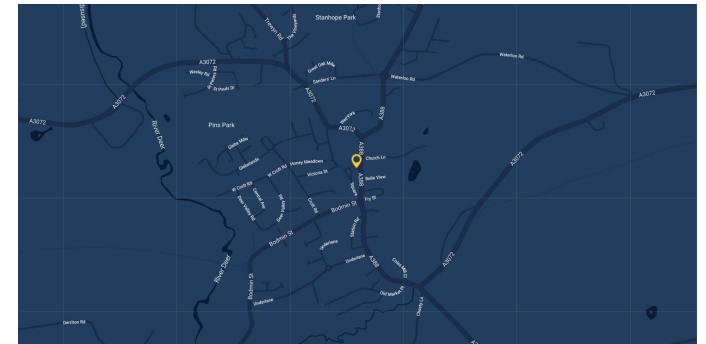
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If you are considering selling or letting your home,  
please contact us today on 01409 254 238 to  
speak with one of our expert team who will be able  
to provide you with a free valuation of your home.

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

**01409 254 238**

for a free conveyancing quote and  
mortgage advice.



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