

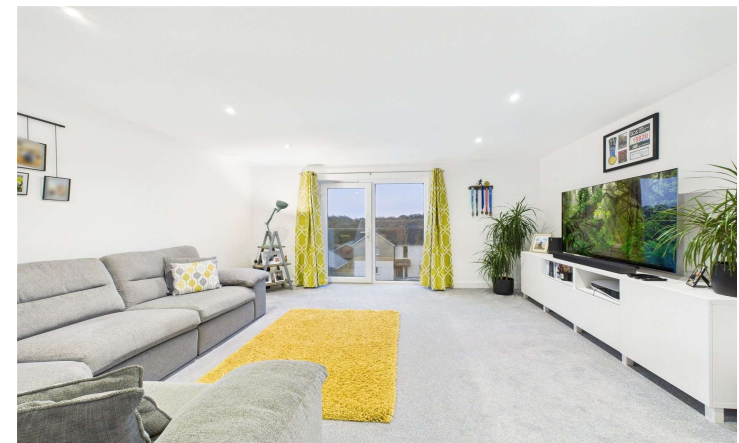


Bond
Oxborough
Phillips

Changing Lifestyles

5 Brooks Avenue
Holsworthy
Devon
EX22 6FQ

Offers in the region of: £177,750
Leasehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

5 Brooks Avenue, Holsworthy, Devon, EX22 6FQ



- IMMACULATE TOP FLOOR FLAT
 - SPACIOUS THROUGHOUT
 - 2 DOUBLE BEDROOMS WITH INTEGRAL STORAGE
 - OFF-ROAD PARKING
- CONVENIENT TOWN LOCATION
- BEAUTIFUL COUNTRYSIDE VIEWS
- AVAILABLE WITH NO ONWARD CHAIN!

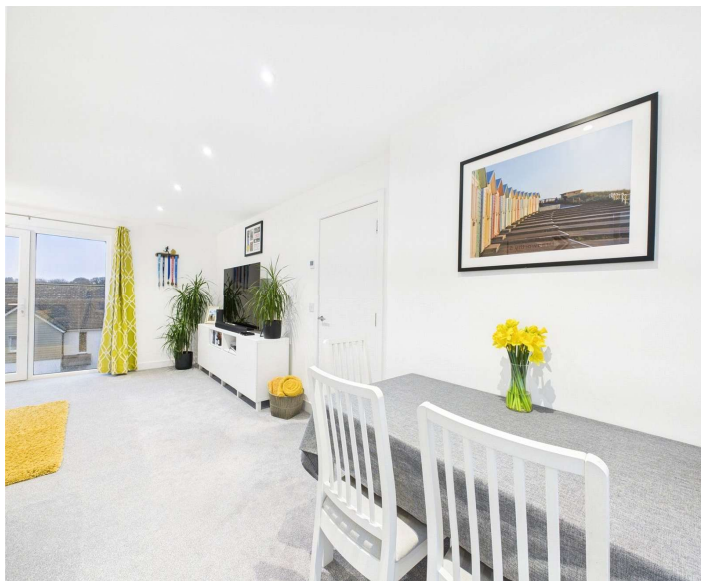


The property is ideally situated within the thriving market town of Holsworthy, a welcoming community offering an excellent range of everyday amenities including independent shops, supermarkets, cafés, restaurants, primary and secondary schooling, medical facilities and a weekly pannier market. Holsworthy benefits from good transport links, with regular bus services and convenient road access connecting the town to the wider region.

The popular coastal town of Bude lies approximately 10 miles to the west and is renowned for its stunning sandy beaches, dramatic coastal scenery and vibrant lifestyle. Bude offers a broader selection of leisure facilities, boutique shops, cafés and restaurants, along with recreational attractions such as the South West Coast Path, golf course, sea pool and surfing beaches, making it a highly desirable destination for residents and visitors alike.

The surrounding area is dotted with a variety of picturesque villages and hamlets, each offering a strong sense of community, charming local pubs, village halls and scenic countryside walks. The region is well known for its beautiful rolling countryside, unspoilt landscapes and access to outdoor pursuits, while still remaining within easy reach of both the coast and larger towns.

Overall, the location offers the perfect balance of rural charm and modern convenience, making it ideal for those seeking a relaxed lifestyle without compromising on accessibility or amenities.



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Bond Oxborough Phillips are delighted to present this beautifully appointed two-bedroom top-floor apartment, enjoying picturesque countryside views alongside a highly convenient town-centre location, just a short walk from a wide range of local amenities.

5 Brooks Avenue offers spacious and versatile accommodation throughout. Upon entering the property, you are welcomed by a generous inner hallway providing access to two well-proportioned double bedrooms, both of which benefit from excellent built-in storage.

Positioned at the end of the hallway is a modern and stylish bathroom suite, comprising a vanity unit with inset wash basin, low-level WC and a shower over bath, finished to a contemporary standard.

The heart of the home is the impressive open-plan living and dining room. Flooded with natural light from a south-facing Juliet balcony, this inviting space enjoys far-reaching countryside views and comfortably accommodates both living and dining furniture, making it ideal for relaxing or entertaining.

The kitchen is well-equipped with a range of modern integrated appliances, including a fridge/freezer and dishwasher. A one-and-a-half bowl stainless steel sink is set within wraparound work surfaces, offering ample preparation space and a practical, well-designed layout.

This fantastic apartment represents an excellent opportunity for first-time buyers and investors alike, particularly as it is offered with no onward chain. The property is presented in move-in-ready condition, allowing for immediate and comfortable living. An early viewing is highly recommended to fully appreciate the space, versatility and presentation on offer.



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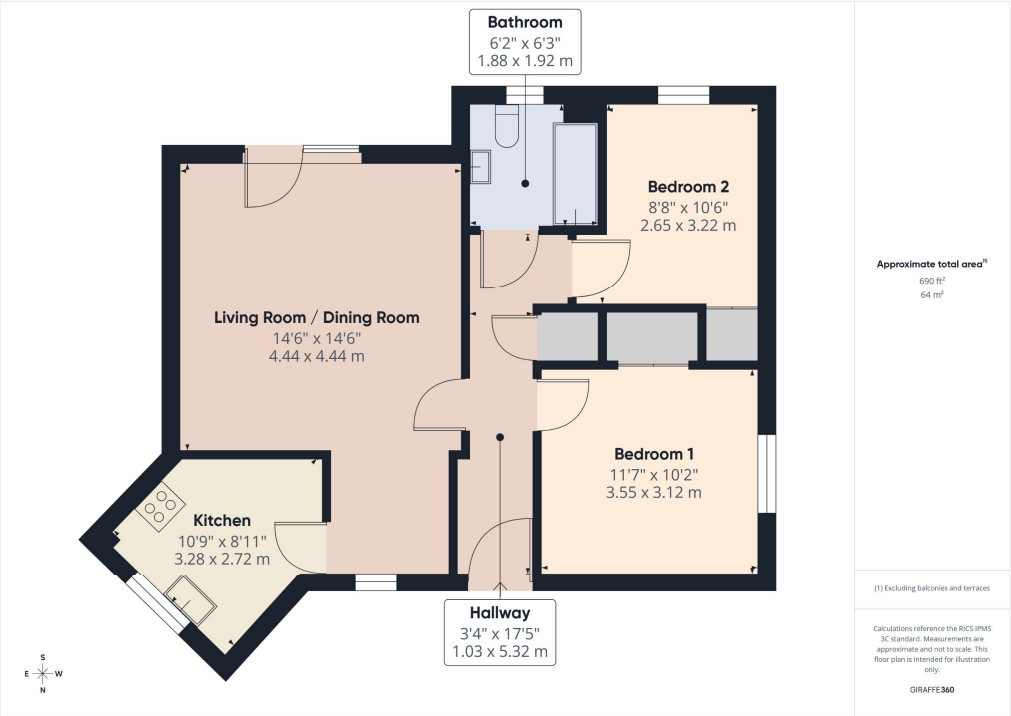
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Have a property to sell or let?

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.



Directions

From the centre of Holsworthy proceed in the Bude direction on the A3072 for approximately 0.5 miles, and on the very edge of Holsworthy turn left into Rydon Fields. Proceed into the development, follow the road for a short distance and the property will be found on the left-hand side.

Agent 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.

Services - Mains water, electricity and drainage. Central heating is done so by underfloor heating throughout.

EPC Rating - The EPC rating for the residence is currently maxed out at a 'C' (76).

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

Lease Information - The lease was granted in 2016 with a 999 year lease. It currently has a remainder of 989 years.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	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.

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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