

OPEN 7
DAYS A WEEK



**Flat 3, 25 The Square, Holsworthy,
Devon, EX22 6AN**



This exceptionally spacious and very well presented, 2 bedroom, second floor flat was fully refurbished in 2017. Great position in the heart of Holsworthy town centre, and benefits from double glazing and "Farho" electric heaters. Enjoys some distant westerly views over the town edge to the surrounding countryside. No onward chain.

£99,950 Leasehold

Bond Oxborough Phillips

INDEPENDENT ESTATE AGENTS *The key to moving home*

Albion House, 4 High Street, Holsworthy, Devon, EX22 6EL
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Flat 3, 25 The Square, Holsworthy, Devon, EX22 6AN

This property was fully refurbished in 2017 with no expense spared, and included new electrics, new plumbing, and electric goods throughout. The flat offers accommodation briefly comprising: Entrance Hall, Lounge, Kitchen, Utility Area, 2 Bedrooms, and Shower Room.

The flat occupies a prime position in the very heart of this bustling, self-contained market town of Holsworthy with its weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket. 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 approximately 9 miles away. 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, and its excellent website www.rubycountry.com is well worth a visit.

DIRECTIONS TO FIND

The entrance door leading to the flats is located on the right hand side after passing through the archway, which is immediately to the right of the GSD charity shop.

THE ACCOMMODATION COMPRISES (all measurements are approximate):-

Door to communal stairs and landing leading to Flat 3.
Door to:

ENTRANCE HALL Fitted carpet. 4 ceiling window lights. 2 inset storage areas, 1 with cloak hooks and 1 with electric heater.

KITCHEN 11'7" x 8'8" (3.53m x 2.64m) Vinyl floor. Roll-edge worksurfaces with drawers and cupboards below. Matching wall units. PVCu double glazed window to side. Built-in electric oven with 4 ring ceramic hob over, and illuminated extractor hood. Stainless steel inset sink unit with tiled splashbacking. Built-in shelves. Smoke alarm. Space for fridge or Breakfast Bar. Electric heater. Door to Entrance Hall, and double doors leading to:

LOUNGE 16'7" x 9'1" (5.05m x 2.77m) Fitted carpet. Electric heater. PVCu double glazed window to rear with some distant countryside views. 2 TV points. **STUDY AREA** incorporated into the Lounge with 2 USB points.

BEDROOM 1 10' x 8'3" (3.05m x 2.51m) Electric heater. Fitted carpet. PVCu double glazed window to side. Built-in hanging rail and shelves with cupboards above.

BEDROOM 2 9'1" x 8'1" (2.77m x 2.46m) Fitted carpet. "Velux" window. Electric heater. Built-in hanging rail and shelves with cupboards above.

UTILITY ROOM Roll-edge worksurface with space and plumbing for washing machine below, and space for condenser tumble dryer above. Built-in shelved cupboard. Space for upright fridge freezer. Ceiling light. Access to loft space.

SHOWER ROOM Vinyl floor. PVCu double glazed window to side. Cupboard housing electric water heater. Shower cubicle with an electric shower and tiled splashbacking. Low level WC. Wash hand basin with vanity unit below. Tiled splashbacking. Wall mirror. Light/shaver unit. Heated towel rail. Infrared panel heater.

Please note, there is an area measuring approximately 11'0 x 11'0 (3.35m x 3.35m) which has great potential for conversion to create a third bedroom or study subject to the necessary planning consents. (Please refer to the Floorplan and the area marked in red)

SERVICES Mains water, electricity, and drainage.

COUNCIL BAND Band 'A' (please note this council band may be subject to reassessment).

LEASE INFORMATION Balance of 999 year lease. (Commencement date 1988).

The leaseholder is also responsible for a quarter share contribution towards external maintenance and repairs.

EPC RATING EPC rating D (61), with the potential to be C (73). Valid until July 2031.

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Viewing arrangements through:

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Agents Note

Bond Oxborough Phillips have prepared these sales particulars as a general guide and include information provided to us by other parties including the seller, not all of which will have been verified by us.

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. Photographs, measurements, floor plans and distances are given as a guide only.

We have not had sight of title documents. We have not checked that the property has all the necessary planning, building regulation approval, statutory or regulatory permissions or consents.

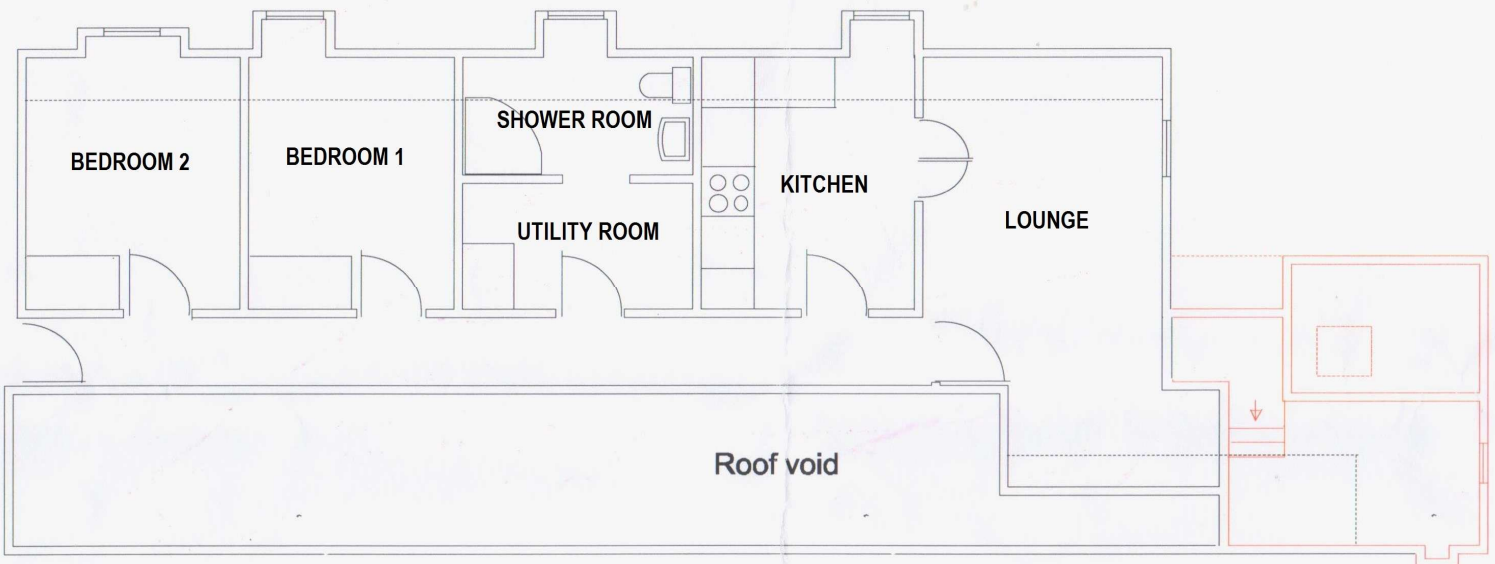
Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys and professional advice about all relevant aspects of the property including charges payable and lease details.

These sales particulars do not form part of any offer or contract.

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.

FLOORPLAN (not to scale)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		