



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1-12 New Inn Court  
Victoria Street  
Holsworthy  
Devon  
EX22 6AD

**Asking Price: £795,000 Freehold**



**Changing Lifestyles**

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

1-12 New Inn Court, Victoria Street, Holsworthy, Devon, EX22 6AD



- ATTRACTIVE INVESTMENT OPPORTUNITY
- RESIDENTIAL AND COMMERCIAL UNITS
- MIXTURE OF GROUND FLOOR AND FIRST FLOOR APARTMENTS
- 1 X COMMERCIAL UNIT
- WALKING DISTANCE TO THE TOWN CENTRE



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**A rare and exciting investment opportunity to acquire a collection of 1/2 bed apartments and commercial unit set within its own courtyard, on the edge of the bustling market town of Holsworthy. The development is split into a range of ground floor and first floor apartments with 3 apartments being 2 beds and 8 apartments being 1 beds. The commercial unit is currently being used as a successful hair dressers. There are currently tenants in situ and rental figures are available upon request.**

**Directions** - From Holsworthys main square, proceed into Victoria Square (to the left of the HSBC bank) and turn left into Victoria Street. Whereupon the entrance to New Inn Court will be found after a short distance on the left 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.

**Outside** - The complex is approached via a arched entrance with metal gates leading to an inner courtyard providing access to the 11 apartments.

**Apartments** - New Inn Court offers a range of ground and first floor apartments which comprises of 3 x 2 bed apartments and 8 x 1 bed apartments.

**Commercial unit** - The commercial unit is currently being used as a successful hair dressers (Reflections) and is on a 10 year lease which was granted in August 2019.

**Viewings** - All viewings to be accompanied by a member of the Bond Oxborough Phillips team, please give plenty of notice if you wish to view so that we can liaise with the tenants.

**Rental Figures** - Rental figures are available on request.

**Council Tax Bandings** - All the flats are a council tax band 'A' (Please note this council band may be subject to reassessment).

**EPC Rating** - The following apartments: 4,5 & 7 have EPC rating "C". The commercial unit (Reflections) has an EPC rating "C". The following apartments: 1,2,3,6,8,9,10 &11 have an EPC rating "D".

## 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.

**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.