

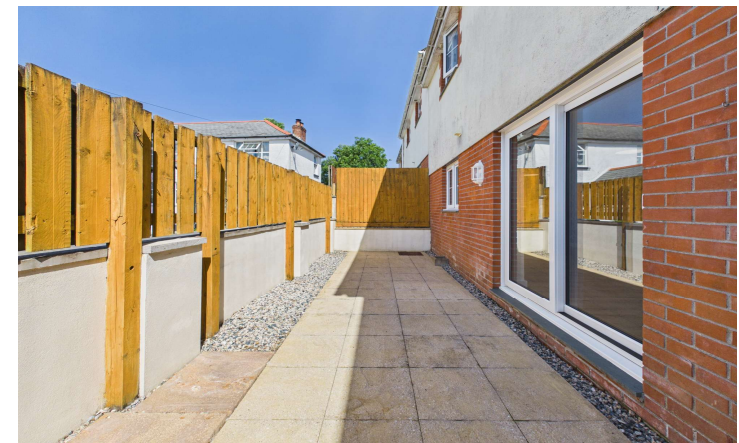


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

3 The Mowhay  
Holsworthy  
Devon  
EX22 6ET

**Asking Price: £137,500**  
**Leasehold**



*Changing Lifestyles*

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

## 3 The Mowhay, Holsworthy, Devon, EX22 6ET



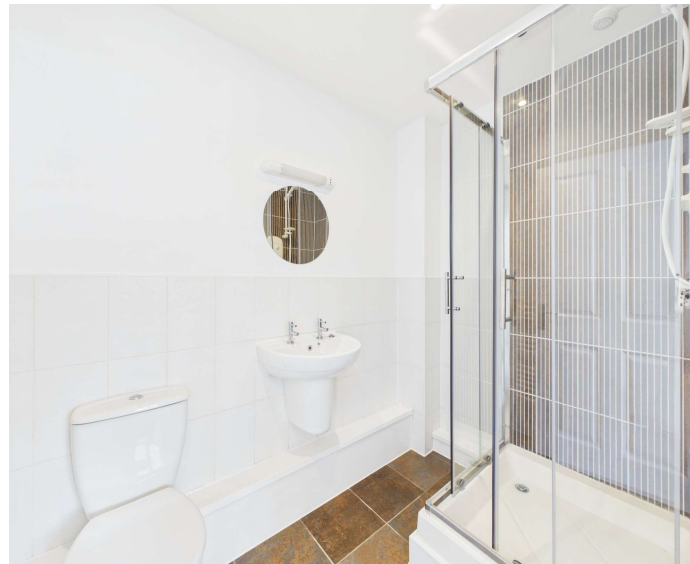
- GROUND FLOOR FLAT
- WELL PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- 2 BEDROOMS, 1 ENSUITE
- ENCLOSED REAR GARDEN
- ACCESS TO COMMUNAL PARKING AREA
- WALKING DISTANCE TO TOWN CENTRE
- GREAT LINKS TO LAUNCESTON/A30 AND THE NORTH CORNISH COASTLINE
- AVAILABLE WITH NO ONWARD CHAIN



### Situation

Located in the thriving market town of Holsworthy, residents benefit from a weekly Pannier Market, an excellent selection of both national and independent local shops, and a convenient Waitrose & Partners supermarket. The town offers a wide range of amenities, including a heated swimming pool, sports hall, bowling green, cricket club, and an 18-hole golf course.

The popular coastal town of Bude on the North Cornish coast is approximately 9 miles away. The market towns of Okehampton and Bideford, together with Dartmoor National Park, are around 20 miles distant, while Barnstaple, the regional centre of North Devon, lies approximately 30 miles away. Launceston, Cornwall's historic former county town, is about 14 miles from Holsworthy.



Holsworthy sits at the heart of the renowned Ruby Country, an area named after the famous local Red Ruby Devon cattle and celebrated for its unspoilt countryside and rural heritage.

### Directions

From the centre of Holsworthy, proceed along Fore Street in the direction of Launceston and turn right into Bodmin Street. Take the next right-hand turning into Croft Road and continue for approximately 200 yards before turning right, signposted The Mowhay. Number 3 will be found a short distance along on the left-hand side, clearly identified by a Bond Oxborough Phillips for Sale board.

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**An opportunity to acquire a well-presented two-bedroom ground floor apartment, conveniently situated within walking distance of the amenities of Holsworthy.**

**The accommodation features a spacious open-plan kitchen, dining and living area, two bedrooms including a principal bedroom with en-suite facilities, and a family bathroom. Outside, the property benefits from an enclosed rear garden together with access to a communal parking area.**

**The property is ideally positioned for easy access to Launceston, the A30 and the stunning North Cornish coastline.**

**3 The Mowhay would make an ideal first-time purchase, investment opportunity or lock-up-and-leave home. Available with the distinct advantage of no onward chain.**

**Entrance Hall** - 14'9" x 3'5" (4.5m x 1.04m)

**Kitchen/Diner/Living Room** - 23'1" x 9'11" (7.04m x 3.02m)

**Bedroom 1** - 11'4" x 9' (3.45m x 2.74m)

**Ensuite Shower Room** - 7'10" x 5'4" (2.4m x 1.63m)

**Bedroom 2** - 10' x 7'6" (3.05m x 2.29m)

**Main Bathroom** - 7'6" x 5'6" (2.29m x 1.68m)

**Services** - Mains water, electric and drainage.

**EPC Rating** - EPC rating D (68), with the potential to be C (80). Valid until June 2032.

**Council Tax Banding** - The council tax band for the property is currently a 'A' (please note this may be subject to re-assessment).

**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.

**Lease Information** - 125 years granted from 1st of Jan 2007, 105 years remaining. Lease end date 01 Jan 2132.

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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.



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