



Bond
Oxborough
Phillips

Changing Lifestyles

Manor Park House
High Street
Holsworthy
Devon
EX22 6EL

Guide Price: £325,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Manor Park House, High Street, Holsworthy, Devon, EX22 6EL



- TOWN CENTRE LOCATION
- GRADE II LISTED
- PERIOD PROPERTY
- 4 X 2 BEDROOM FLATS
- FREEHOLD
- AVAILABLE WITH VACANT POSSESSION
- NO ONWARD CHAIN
- POTENTIAL TO GENERATE 10% YIELD
- REQUIRING MODERNISATION
- EPC: D & E
- Council Tax Band: Each flat is Band 'A'



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Overview

An exciting investment opportunity to acquire this substantial, freehold, Grade II listed period building with exposed stone work exterior and sash windows. Situated in the centre of this sought after Market Town, the property is currently divided into 4 spacious 2 bedrooms flats which would benefit from some modernisation throughout. Potential to generate a 10% yield. Available with vacant possession.

Location

Holsworthy is an attractive market town situated within North Devon some 9 miles east of Bude, and some 14 miles north of Launceston. The town is located at the junction of the A3072 and the A388 providing access to the A30 trunk road which leads to the M5 motorway. The property is situated within the town centre conservation area within a short level walk of the square. Occupiers close by include Vision Express, and Lloyds etc.

The building - The property comprises of 4 x 2 bedrooms flats all of a generous size, with 2 on the ground floor and 2 on the first floor, one of which has access to the loft room, with potential to create further living accommodation. The property would benefit from some refurbishment and modernisation. Communal cupboard on the ground floor.

Services - Mains electricity, water and drainage. Electric heating. The flats all have individual meters, with a separate meter for communal areas.

Directions

The building is located directly opposite our office in the corner of the Town Square.



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Floorplan



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.

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