

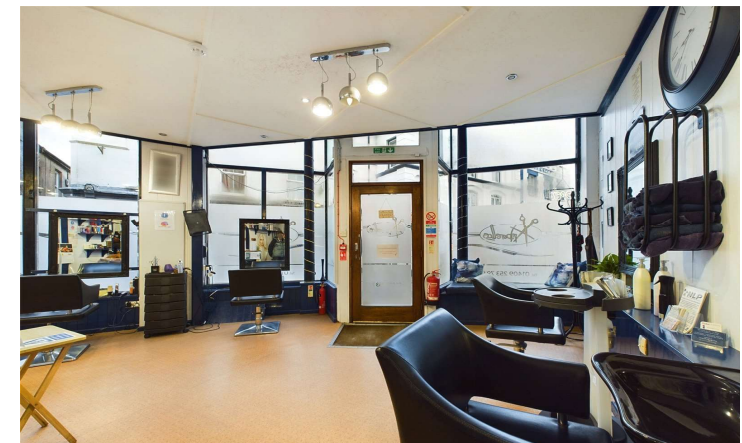


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Amberellas  
3 High Street  
Holsworthy  
Devon  
EX22 6EL

**Asking Price: £225,000 Freehold**



Changing Lifestyles

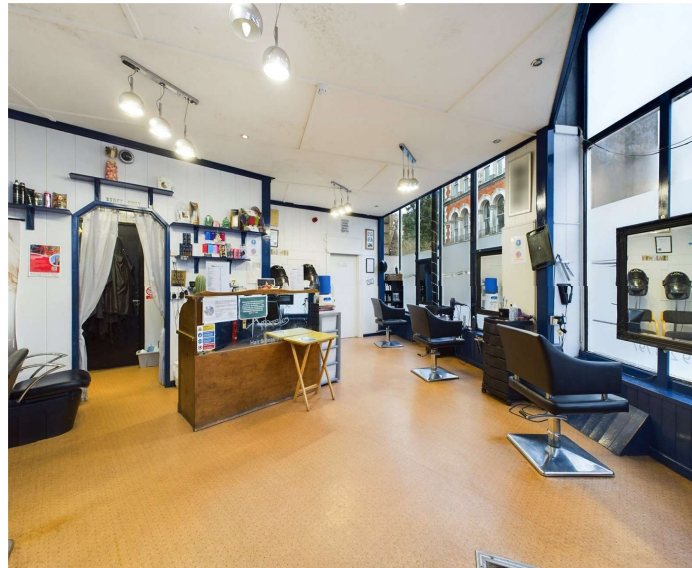
01409 254 238  
holsworthy@boproperty.com



Amberellas, 3 High Street, Holsworthy, Devon, EX22 6EL



- PRIME TOWN CENTRE LOCATION
- DISTINCTIVE PERIOD BUILDING
- EXCELLENT FRONTAGE OFF THE SQUARE AND THE ROAD
- 5 STOREYS
- COMMERCIAL PREMISES
- 3 BEDROOM RESIDENTIAL APARTMENT
- REQUIRING RENOVATION & MODERNISATION
- NO ONWARD CHAIN
- EPC: TBC
- Council Tax Band: TBC



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## Overview

An exciting investment opportunity to acquire this substantial, freehold, 5 storey, distinctive period building situated in the centre of this sought after Market Town, the building is divided into a commercial premises, currently a hairdressers who are utilising 3 floors with a spacious 3 bedroom apartment at the top 2 floors. The building requires renovation and refurbishment throughout and could suit a variety of uses. No onward chain. Viewing strictly by appointment with Bond Oxborough Phillips.

## 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 ground floor is currently occupied by an established hairdressers, who use the lower ground floor as storage, with laundry facilities. The first floor is used for treatment rooms. The second and third floors are a substantial 3 bedroom apartment that benefits from stunning views over the roof tops of the Town with the countryside beyond. The building requires renovation and modernisation throughout.

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

## Directions

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

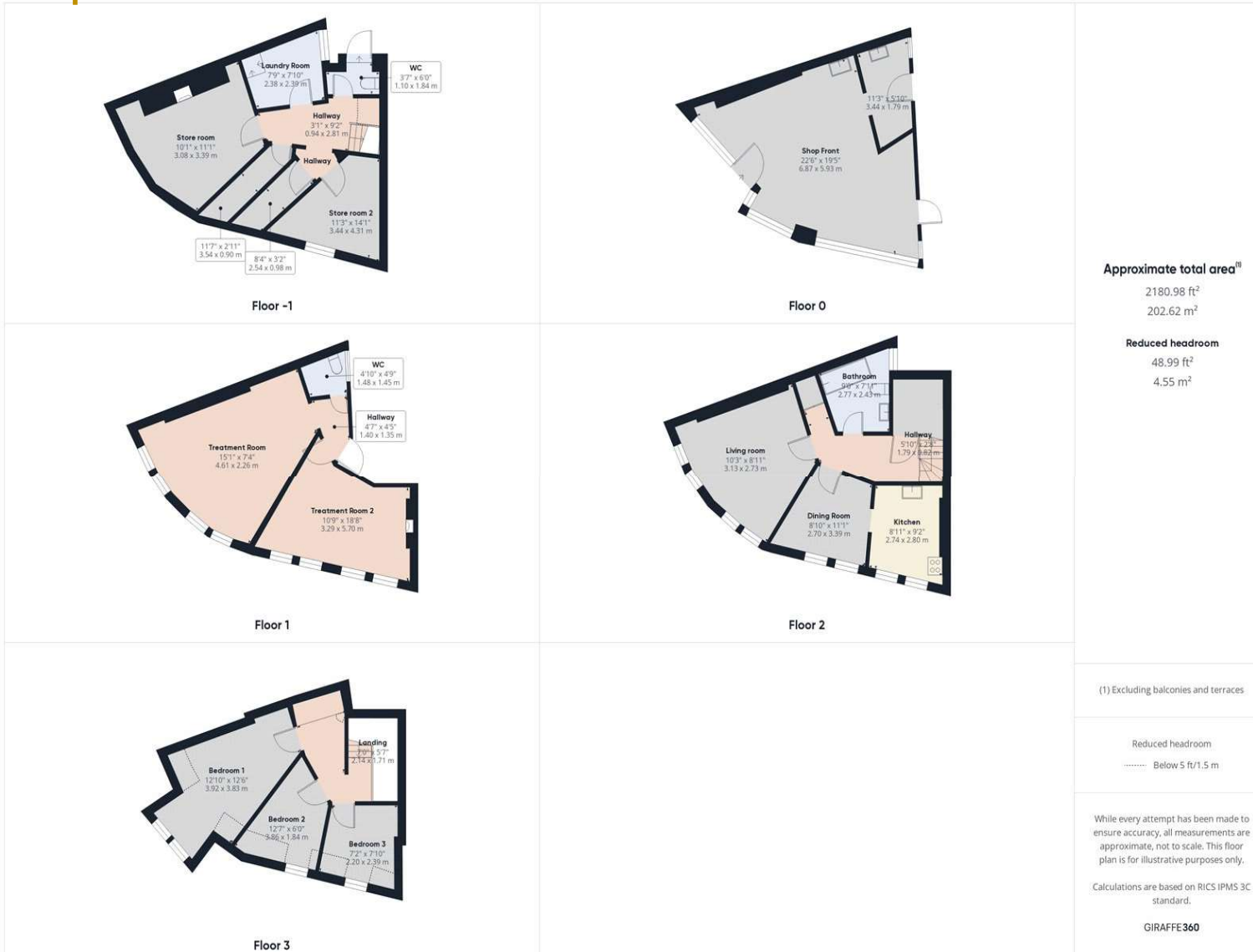


# Changing Lifestyles

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# Floorplan



## 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.