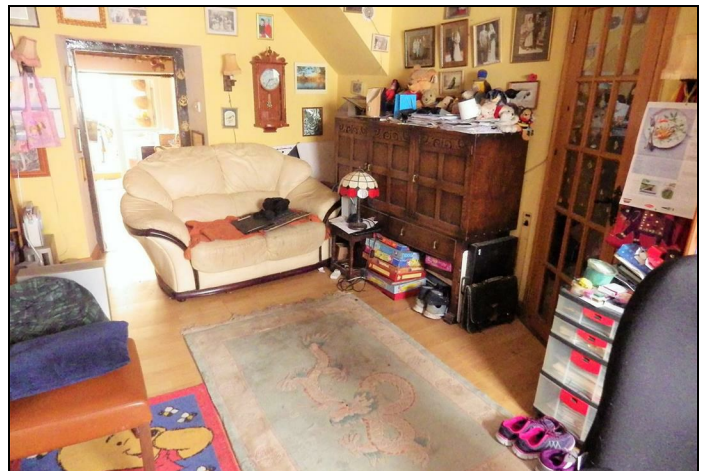
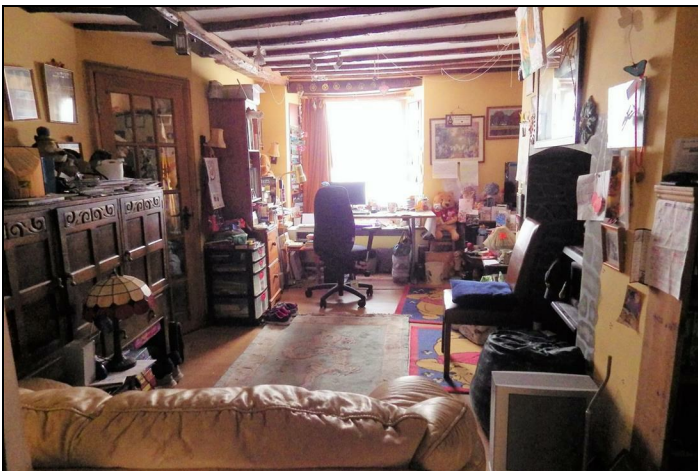


10 Bodmin Street, Holsworthy, Devon, EX22 6BB



Offers in the region of £154,995

Property Description

****ATTENTION FIRST TIME BUYERS, BUY-TO-LET INVESTORS OR PEOPLE LOOKING TO DOWNSIZE****

Howes Estates are pleased to offer this three bedroom period cottage situated in the heart of the market town of Holsworthy, with shops and amenities within easy level walking distance.

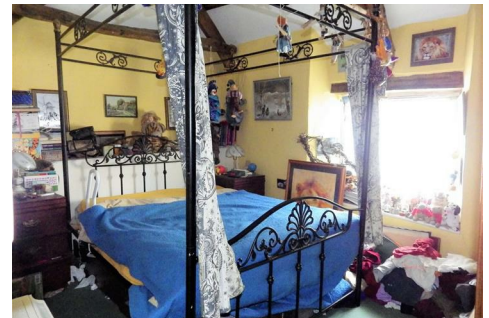
Priced to reflect the requirement for some cosmetic updating, the property benefits from having three good-sized bedrooms, a lounge with wood burner, a kitchen/dining room, a first floor bathroom, a garden room and courtyard garden.

Affordable three bedroom property, situated within easy walking distance to town is fairly rare to the local market and Howes Estates recommends an internal inspection to avoid disappointment.

Local Area

The vibrant market town of Holsworthy is set in the heart of the beautiful countryside of West Devon with its many rural hamlets and traditional farming communities. The town benefits from having many local shops and businesses including a 'Waitrose' supermarket, banks, food serving public houses & restaurants, schools for all ages, a health centre, a dentist, vets and leisure facilities including an indoor heated swimming pool and 18 hole golf course.

Bude beach and the stunning north Cornish coastline is only 9 miles away and the larger towns of Bideford and Launceston are also within easy reach by car or bus. The Cathedral City of Exeter is approximately 1 hours drive away with its links to the M5 motorway network, fast train line service to London and international airport.



Accommodation

Entrance Hall

A modern stable type door opens to a entrance hall with laminate flooring, storage heater, double power socket and carpeted stairs leading to the first floor accommodation.

Sitting Room 5.07m x 3.65m (16'7" x 11'11")

Good-sized with laminate flooring, inglenook fireplace with wood burner, exposed ceiling beams, uPVC double glazed window, various double power sockets, tv point and two telephone points.

Kitchen/Dining Room 4.39m x 2.98m (14'4" x 9'9")

Having matching base storage cupboards & drawers, rolled edge work surfaces, tiled surrounds, inset stainless steel sink/drainage, built in electric cooker and hob, space & plumbing for a washing machine, space for a fridge/freezer and ample double power sockets.

Landing

With fitted carpet.

Bedroom One 3.70m x 2.62m (12'1" x 8'7")

With fitted carpet, UPVC double glazed window, storage heater, exposed ceiling timbers & trusses and double power sockets.

Bedroom Two 3.60m x 2.77m (11'9" x 9'1")

With fitted carpet, dressing area, uPVC double glazed window, storage heater and double power sockets.

Bedroom Three 3.36m x 3.36m (11'0" x 11'0")

With fitted carpet, storage heater, UPVC double glazed window and double power sockets.

Bathroom 3.22m x 1.90m (10'6" x 6'2")

Having a disabled friendly walk in shower with modern electric shower, low level w.c, pedestal wash hand basin, Dimplex electric heater, Velux window and vinyl flooring.

Garden Room 4.07m x 2.66m (13'4" x 8'8")

Of timber framed construction with polycarbonate roof and side door.

Courtyard Garden

Low maintenance with decking area and side access alley with gate to the front.

Services

Mains Water

Mains Drainage

Council Tax Band 'B'

Superfast Broadband available

Agents Note:

The Agent notes that neither wide angle lenses or photo editing were used in the production of these details. The agent recommends that potential purchasers book an appointment to view in order to fully appreciate all aspects of the property.

Viewing

To make an appointment to view this property please contact Howes Estates on 01409 253946

Consumer Protection from Unfair Trading Regulation

As the sellers agents we are not surveyors or conveyancing experts & as such we cannot & do not comment on the condition of the property, any apparatus, equipment, fixtures and fittings, or services or issues relating to the title or other legal issues that may affect the property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. You are advised to check the availability of any property before travelling any distance to view.

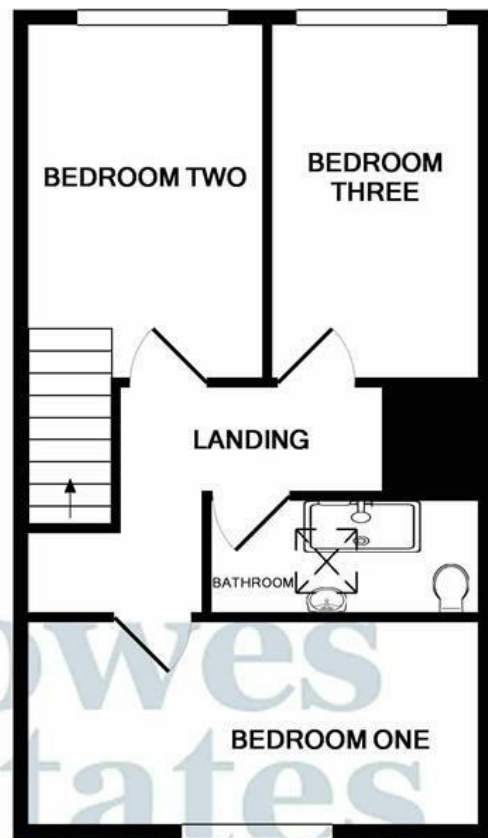
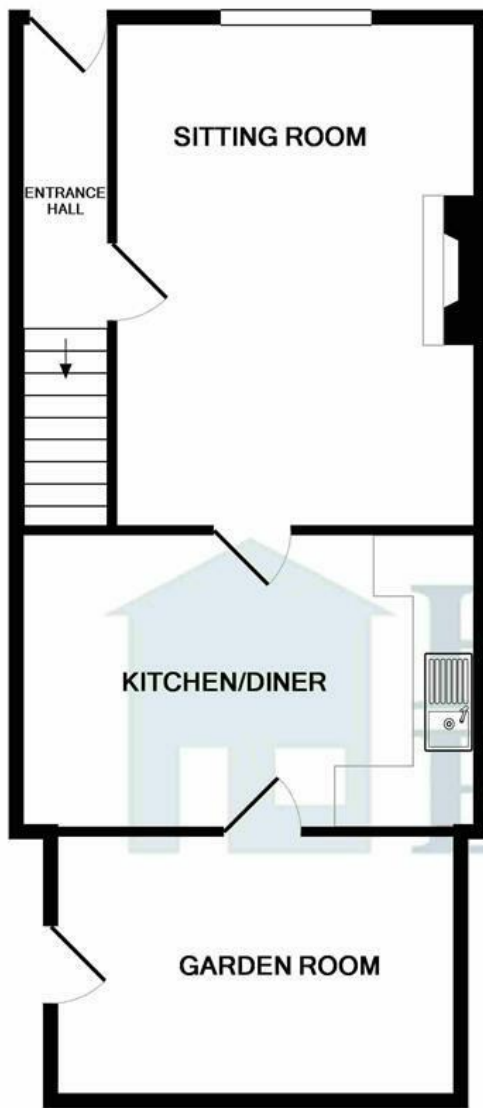
Directions

From Howes Estates Office, walk to the end of the square and turn right onto Bodmin Street. The property is found on the right.

Winkleigh: 01837 83393 / **Holsworthy:** 01409 253946 / **Okehampton:** 01837 55755

E: info@howesestates.co.uk | **W:** www.howesestates.co.uk

Company Number: 7520398



1ST FLOOR
APPROX. FLOOR
AREA 386 SQ.FT.
(35.9 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 515 SQ.FT.
(47.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 901 SQ.FT. (83.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	