



5 Victoria Hill

Holsworthy, Devon, EX22 6JB

KIVELLS

5 Victoria Hill

Holsworthy, Devon, EX22 6JB

£325,000 Guide Price

Immaculately presented three bedroom detached house

Open plan kitchen/diner and spacious living room

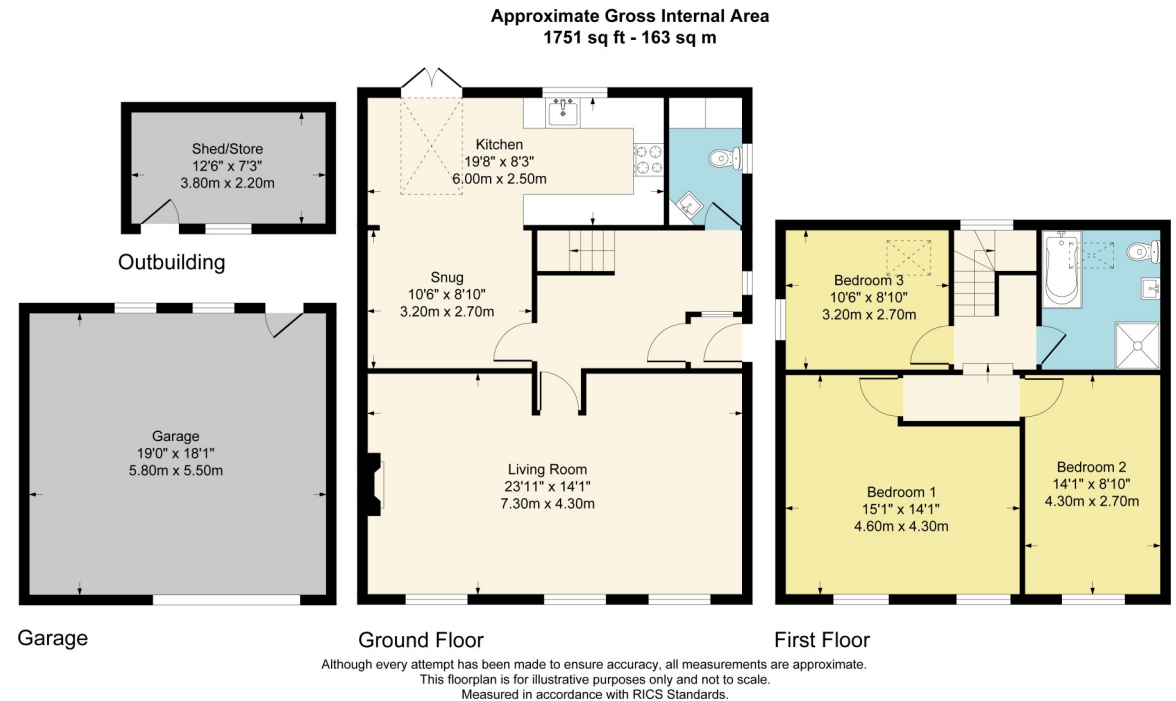
Garage and workshop

South facing garden, generous-sized garden

Security system (including cameras)

Convenient town location

EPC Rating: E



Location

The market town of Holsworthy provides a wide range of shopping, recreational and education facilities including Waitrose and Co-Op supermarkets, M&S food hall with associated fuel station, dentist, hospital and parkland 18 hole golf course.

The Cornish coastal town of Bude is some 9 miles west and provides further facilities including Blue Flag beaches, the stunning South West Coastal Path and a range of restaurants and bars.

The cities of Plymouth and Exeter are both within an hour's drive with an extensive range of shopping facilities and onward travelling links, including the

Description

Situated near the centre of Holsworthy, Devon, this beautifully presented 3-bedroom house offers the perfect blend of comfortable family living and convenient access to the town centre, primary and secondary schools and the towns leisure facilities.

On the ground floor there is a welcoming living/ dining room, complete with character features and a wood burning stove, proving the perfect setting for relaxing and unwinding. The spacious kitchen/breakfast room is the heart of the home, complete with modern kitchen and patio doors to the south facing patio, providing a fantastic space for family meals and entertaining guests.

Upstairs, you will find two generous double bedrooms and a further single bedroom, all served by a spacious family bathroom finished with a free standing bath and walk in shower.

One of the standout features of this property is the large, private south-facing garden. With a range of mature plants and trees, patio and fish pond this really is a sun-drenched haven for gardening, and al fresco dining. The property also benefits from a number of outbuildings including a garage, offering secure parking and additional storage.

Situated within easy reach of Holsworthy's amenities, including shops, schools, and local services, this property is an ideal choice for those seeking a convenient lifestyle. Don't miss the opportunity to make this charming house your new home.

FLOOR PLANS

The floor plans displayed are not to scale and are for identification purposes only.

IMPORTANT NOTICE

Kivells, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Kivells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Services

Mains water, drainage and electricity. LPG via a development communal tank.



EE Rating - E



Council Tax Band - D



Directions

What3Words - ///scribbled.inferior.pickup



Virtual Tour

Available upon request

Viewings strictly by appointment only

Please ring **01409 253 888** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.



Kivells Property Suite, Market Square, New Market Road, Holsworthy, EX22 7FA

📞 01409 253888

✉️ holsworthy@kivells.com

🌐 kivells.com

Find us on [f](#) [X](#) [ig](#) [yt](#) [in](#)

Disclaimer - Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £250 + VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.