



**FLAT 2 2-3 THE SQUARE** Spacious One Bedroom Flat  
O.I.R.O £99,000  
HOLSWORTHY

**MILLER** TOWN & COUNTRY  
Part of Smart Property Group



- » Well Presented First Floor Flat
- » Recently Refurbished
- » Double Bedroom
- » Open Plan Living Space
- » Modern Fitted Kitchen
- » Bathroom/WC
- » Central Town Location

## The Property

The flat is accessed via a communal entrance hall shared with two other flats and a private door leads into a light and airy open plan living area, enjoying a southerly aspect and commanding views over the town square with separate modern fitted kitchen, incorporating oven and hob, Full height fridge/freezer and washing machine. At the far end of the flat is a double bedroom and there is also a modern bathroom/WC with electric shower over the bath and glazed screen. In the bathroom is a useful airing / store cupboard.

## Outside

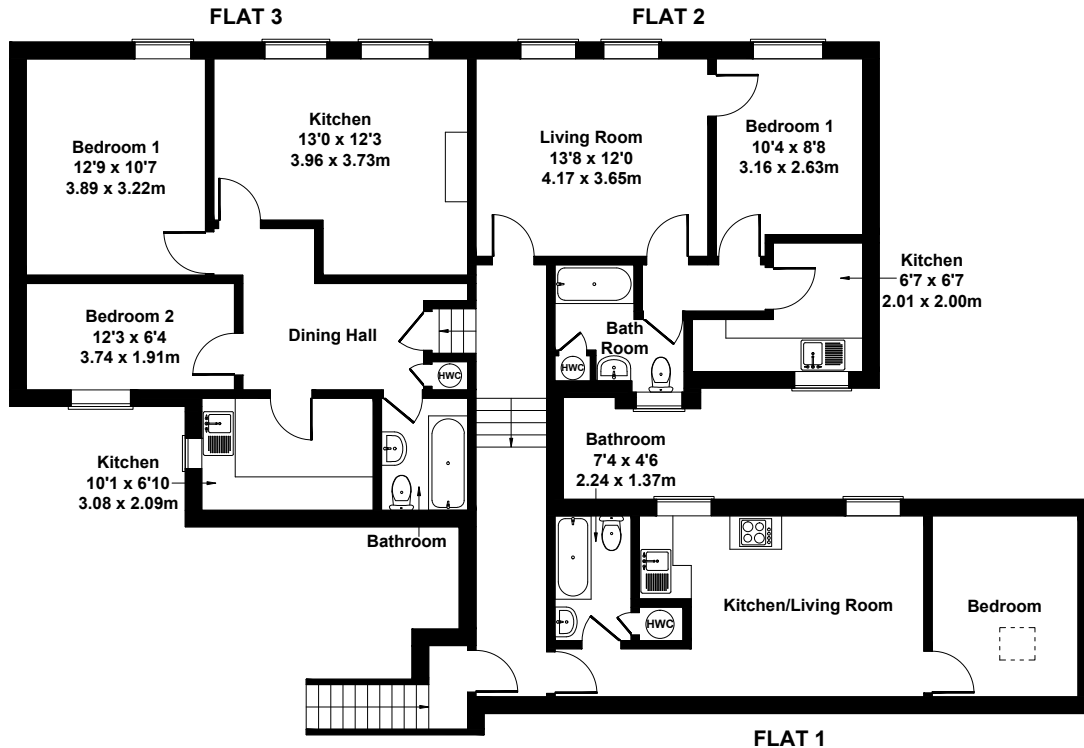
Although there is no private outdoor space with the flat it is close to several green spaces within the town and is a short walk for the towns lovely park.





## Flats 1,2 & 3 at 2-3 The Square

















Approximate Gross Internal Area  
1475 sq ft - 137 sq m



### Location

Situated in the heart of town enjoying a southerly aspect over the towns square one can sit back in an elevated location and enjoy watching the world go about its business. Within a stones throw of the flat are a wide range of retail outlets, bars, café's and takeaways/eateries. Holsworthy is a popular market town only 20 minutes drive from the north town of Bude which offers access to some beautiful coastal walks and sandy beaches famed for their excellent surf.

### KEY INFORMATION

-  1 Bedroom
-  1 Bathroom
-  1 Reception Room
-  On street or nearby car parks
-  Not Listed
-  Heating: Electric
-  Utilities: Mains electric, water and drainage
-  Restrictions: None known
-  Easements, Wayleaves: None known
-  Public Rights of Way: None
-  Flooding: None known
-  Notable Construction Materials: None known
-  Building Safety Concerns: None known
-  Mining Area: No
-  Planning Permission / Proposed Developments: None known
-  EPC Rating: E (48)
-  Council Tax Band: A
-  Tenure: Leasehold
-  Broadband: FTTC \*Per Ofcom
-  Mobile Signal: Good outdoors \*Per Ofcom
-  Not suitable for wheelchair users

**Miller Town & Country**

01837 54080 | okehampton@millerc.co.uk

www.millerc.co.uk

2 Jacob's Pool House, 11 West Street,  
Okehampton, Devon, EX20 1HQ



VIEWING: Strictly through the  
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Tavistock 01822 617243  
Okehampton 01837 54080

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