



1 Station Road

Holsworthy, Devon, EX22 6AZ

KIVELLS

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£175,000 Guide Price

A perfect opportunity to purchase a pair of semi-detached properties

Excellent rental potential pending improvements to the current EPC rating

Desirable town location

The properties could be kept as two units or knocked into one STPP

EPC Rating: G



Situation...

This town property benefits from a spacious 2 bedroom home and a one bedroom annexe. The property presents a fantastic opportunity for anyone looking for somewhere to live or multiple dwellings to let out as part of a rentals portfolio (pending improvements to the current EPC rating).

The property is divided into two parts with one side of the property finished to a good standard with fitted kitchen, modern bathroom, living room and two double bedrooms.

The one bedroom annexe featuring a separate entrance, kitchen, study, and living room on the ground floor and a large landing with double bedroom on the first floor. The annexe will need some works to be completed to make the property habitable.

The property will appeal to a number of buyers and should be viewed to be appreciated.



Location

recreational and education facilities including Waitrose and Co-Op supermarkets, M&S food hall with associated fuel station, dentist, hospital and 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 M5 motorway, international airport and mainline train station.

Accommodation

ENTRANCE PORCH

Entering through a wooden single glazed door with painted concrete flooring, storage cupboard and opening into;

KITCHEN

With matching wall and floor units, black rolltop worktop with integrated stainless steel sink and drainer, electric oven, hob and extractor fan over. Space and plumbing for a washing machine or dishwasher. Single glazed opaque window to the rear and continuation of painted concrete flooring. Glazed wooden door to;

LIVING ROOM

A feature fireplace with log burning stove, stone mantle and hearth, single glazed window to the front elevation, understairs storage and carpeted flooring. Stairs rising to;

LANDING

Single glazed window is located half way up the stair, carpeted flooring and a large storage cupboard. Doors to all principle first floor rooms;

BEDROOM ONE

Spacious double bedroom with continuation of flooring, electric radiator, single glazed window to the front and loft access.

BEDROOM TWO

Double bedroom with continuation of flooring, electric radiator and single glazed window to the front.

BATHROOM

Fully tiled bathroom with walk in shower 'Mira' power shower and place shower boarding, single

glazed opaque glass window, WC and hand basin and continuation of the carpeted flooring.

ANNEXE

Entrance through wooden framed door to the hallway. Concrete flooring and access to all principle ground floor rooms.

KITCHEN

In need of modernisation there is currently a range of matching wall and floor units, single glazed windows to the front and side elevations. Concrete flooring.

STUDY

Good sized study with potential to create a larger living/ dining room. Concrete flooring, pendant light.

LIVING ROOM

Single glazed window to the front elevation, temporary stairs to the first floor and concrete flooring.

LANDING

Large landing with potential to create an additional bedroom subject to planning and building regulations. Wooden flooring and single glazed window to the front elevation.

BEDROOM

The mater bedroom is a generous room with potential for an en-suite. Single glazed window, wooden flooring, WC and hand basin.

TENURE

Freehold.





Floor Plan

Floor plan for identification purposes only, not to scale



Services

Mains water, drainage and electric.

⚡ EE Rating -

£ Council Tax Band - B

/// Directions

What3Words – increased. tumblers.sandals

👤 Virtual Tour

tour.giraffe360.com/???

Viewings strictly by appointment only

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