



## 2 Victoria Street

Holsworthy, Devon, EX22 6AD













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Asking Price **£130,000** Freehold



### Key Features

-  2 bed terraced house
-  Fantastic buy to let or first time buy
-  Requires re decoration throughout
-  Town centre location
-  Parking for two small cars
-  Original exposed beams
-  Close to amenities
-  Would achieve around £725pcm
-  Electric heating
-  Great quality uPVC double glazed windows

EPC Rating TBC

Council Tax Band A

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### Ground Floor

#### Entrance Hall

With stairs to first floor and door to:

#### Living Room (open plan) 4.54m x 3.08m

A spacious light open plan room to kitchen/dining room. Large uPVC front aspect window, electric night storage heater, BT point, TV ariel and understairs cupboard.

#### Kitchen/Dining Room 4.11m x 3.20m

A good sized kitchen with ample base and wall units, roll edge work surface over, stainless steel sink unit with mixer tap, space and plumbing for washing machine, electric double oven with stainless steel extractor hood over. Night storage heater and tiled floor.

### First Floor

#### Landing 2.83m x 1.72m

Original exposed beams and doors to:

#### Bedroom One 4.64m x 3.08m L shaped

Spacious, light and airy front aspect double room with uPVC double glazed window, original exposed beams and night storage heater.

#### Bedroom Two 3.11m x 2.36m L shaped

A single room to the rear of the property with high level window to bedroom one for natural light and original exposed beams.

#### Bathroom 2.05m x 1.65m

Comprising white bath with shower over, WC and wash hand basin. Part tiled walls and laminate flooring.

#### Outside

The property benefits from off road parking for two small cars, located to the left of the property.

#### Services

Mains water and electricity.

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### Overview

Fantastic opportunity to purchase this great little project for the perfect buy to let or first time buyers home.

Requiring redecoration throughout, the property consists of 2 bedrooms, open plan kitchen/living/dining room, bathroom, and has the distinct advantage of off road parking for 2 small cars.

Available with no onward chain and would achieve around £725pcm as a buy to let – generating a very attractive yield.

The property is conveniently located on Victoria Street in Holsworthy Town Centre – a popular market town within a short 15 minute drive of Bude and it's award winning beaches.

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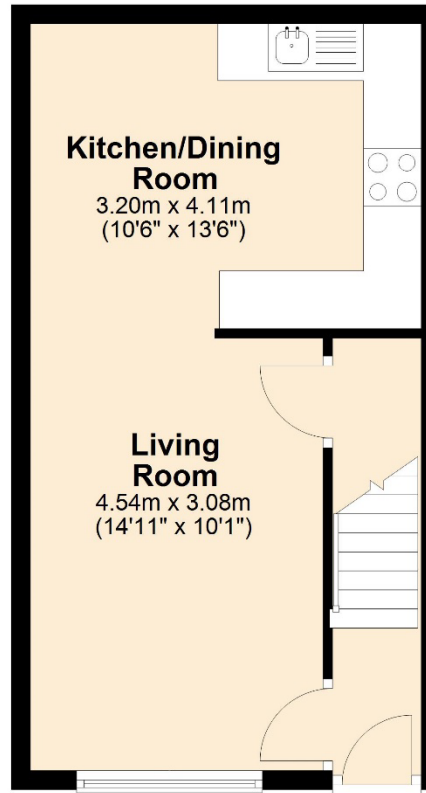
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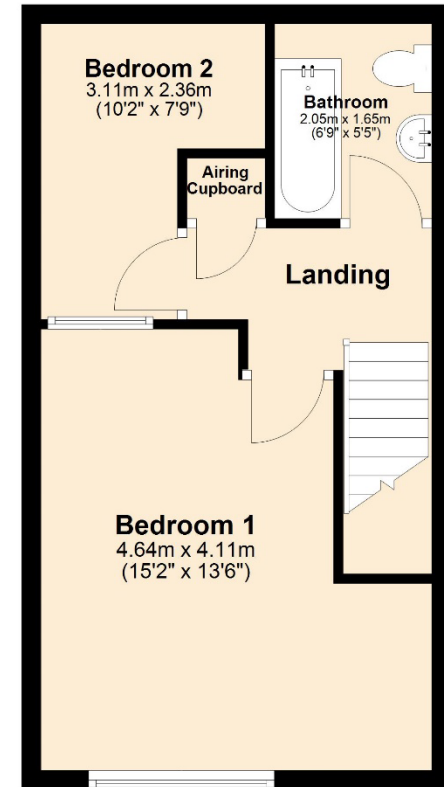
### Ground Floor

Approx. 32.2 sq. metres (346.7 sq. feet)



### First Floor

Approx. 32.2 sq. metres (346.7 sq. feet)



Total area: approx. 64.4 sq. metres (693.4 sq. feet)