# TRACE PRPERTY

# Guide Price £195,000 Freehold

**BUDE** . **CORNWALL** 







# **Electricity House**

Stanhope Square, Holsworthy, Devon, EX22 6DR









EPC Rating Flat 1 D Flat 1a E Flat 2 E Shop D

Council Tax Band Flat 1 A Flat 1 a A Flat 2 A

#### **Key Features**

PROMINENT POSITION

ATTRACTIVE PERIOD PROPERTY

3 x RESIDENTIAL PROPERTIES

COMMERCIAL PROPERTY

A EXCELLENT ROAD FRONTAGE

FANTASTIC INVESTMENT OPPORTUNITY

CURRENTLY GENERATING £2,100 PCM

MPRESSIVE 13% YIELD!

SOME RENOVATION WORKS REQUIRED

www.trace-property.co.uk

### **Electricity House**

Stanhope Square, Holsworthy, Devon, EX22 6DR

| SHOP UNIT                   | STUDI FLAT 1A                                   | Overview  |
|-----------------------------|---|---|
| Room One 7.10m x 4.81m max  | Open Plan Bedroom/Living/Kitchen 6.45m x 3.86m  | EXCITING INVESTMENT OPPORTUNITY   |
| Room Two 4.30m x 3.85m      |   | EXCITING INVESTIGENT OFF ORTONITY   |
| Store Room 3.65m x 2.17 max | WC 2.45m x 1.06m                                |   |
| Rear Lobby 2.00m x 1.86 max | Shower Room 1.50m x 1.03m                       | This prominently positioned, attractive period property situated on the main        |
| WC 1.14m x 1.15m            | FLAT 2  | thoroughfare through the Market Town of<br>Holsworthy is available for sale with no |
| Kitchen 2.39m x 2.00m       | Living Room 5.32m x 3.88m                       | onward chain.   |
| <u>FLAT 1</u>               | Kitchen/Dining Room 4.26m x 3.26m max           | Currently divided into one shop premises,   |
| Hallway                     | Bedroom 3.97m x 3.85m                           | and three residential properties consisting of two one bedroom flats and one studio |
| Living Room 4.10m x 3.12m   | Bathroom 2.97m x 1.74m max                      | flat.   |
| Kitchen 2.70m x 2.02m       | Services  Mains electricity, water and drainage | All properties are let and generating a very  |
| Bedroom 4.07m x 2.51m       |   | attractive £2,100 pcm, 13% yield.   |
| Bathroom 2.72m x 1.67m      |   | Some renovation works are required.   |
|                             |   |   |

Stanhope Square, Holsworthy, Devon, EX22 6DR







Total area: approx. 224.5 sq. metres (2416.7 sq. feet)



Consumer Regulations: Trace Property have not tested any apparatus, equipment, fixtures or fittings or services to confirm if they are in working order/fit for purpose. Tenure information is supplied by the vendor and no title documents have been checked. A prospective purchaser should satisfy themselves through their conveyancer or surveyor. Floorplans are for illustrative purposes only and are not to scale. Items/furniture photographed are not included within the sale unless agreed otherwise with the seller by separate negotiation. Property details are produced as a general guide only. We encourage you to check broadband speeds and mobile phone signal by visiting https://checker.ofcom.org.uk