



Bond
Oxborough
Phillips

Changing Lifestyles

26 Medley Close
Halwill Junction
Beaworthy
Devon
EX21 5FA

Asking Price: £350,000 Freehold



Changing Lifestyles

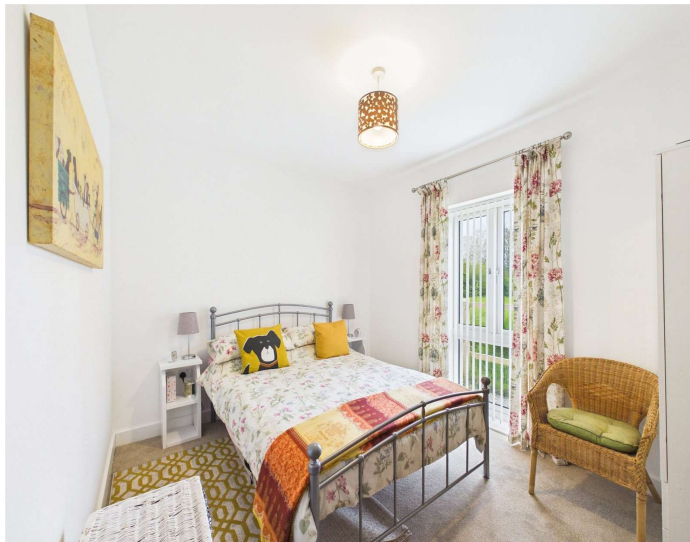
01409 254 238
holsworthy@bopproperty.com

26 Medley Close, Halwill Junction, Beaworthy, Devon, EX21 5FA

ENTER TEXT HERE



- DETACHED BUNGALOW
- IMMACULATELY PRESENTED THROUGHOUT
- L SHAPED KITCHEN/DINING/LIVING ROOM
 - 3 BEDROOMS, 1 ENSUITE
 - FAMILY BATHROOM
- LARGE OFF ROAD PARKING AREA
- DETACHED SINGLE GARAGE
- SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE TO AMENITIES
- GREAT LINKS TO HOLSWORTHY AND OKEHAMPTON/A30



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Overview

Bond Oxborough Phillips are delighted to present this exceptional and immaculately finished detached new-build bungalow, set on a generous plot in a highly desirable position. Enjoying a peaceful setting with no further development beyond—protected by tree preservation orders—this superb home offers both privacy and long-term tranquillity.

Upon entering, you are greeted by a spacious and welcoming inner hallway, complete with a large built-in storage cupboard—perfectly suited for everyday practicality. The standout feature of the home is the stunning open-plan kitchen/dining/living space, thoughtfully designed to create a bright and sociable heart to the property. Flooded with natural light from dual front-aspect windows, this impressive room also benefits from double-glazed French doors that open seamlessly onto the rear garden, effortlessly blending indoor and outdoor living. The contemporary kitchen is well-appointed with a range of fitted units and ample undercounter space for additional appliances.

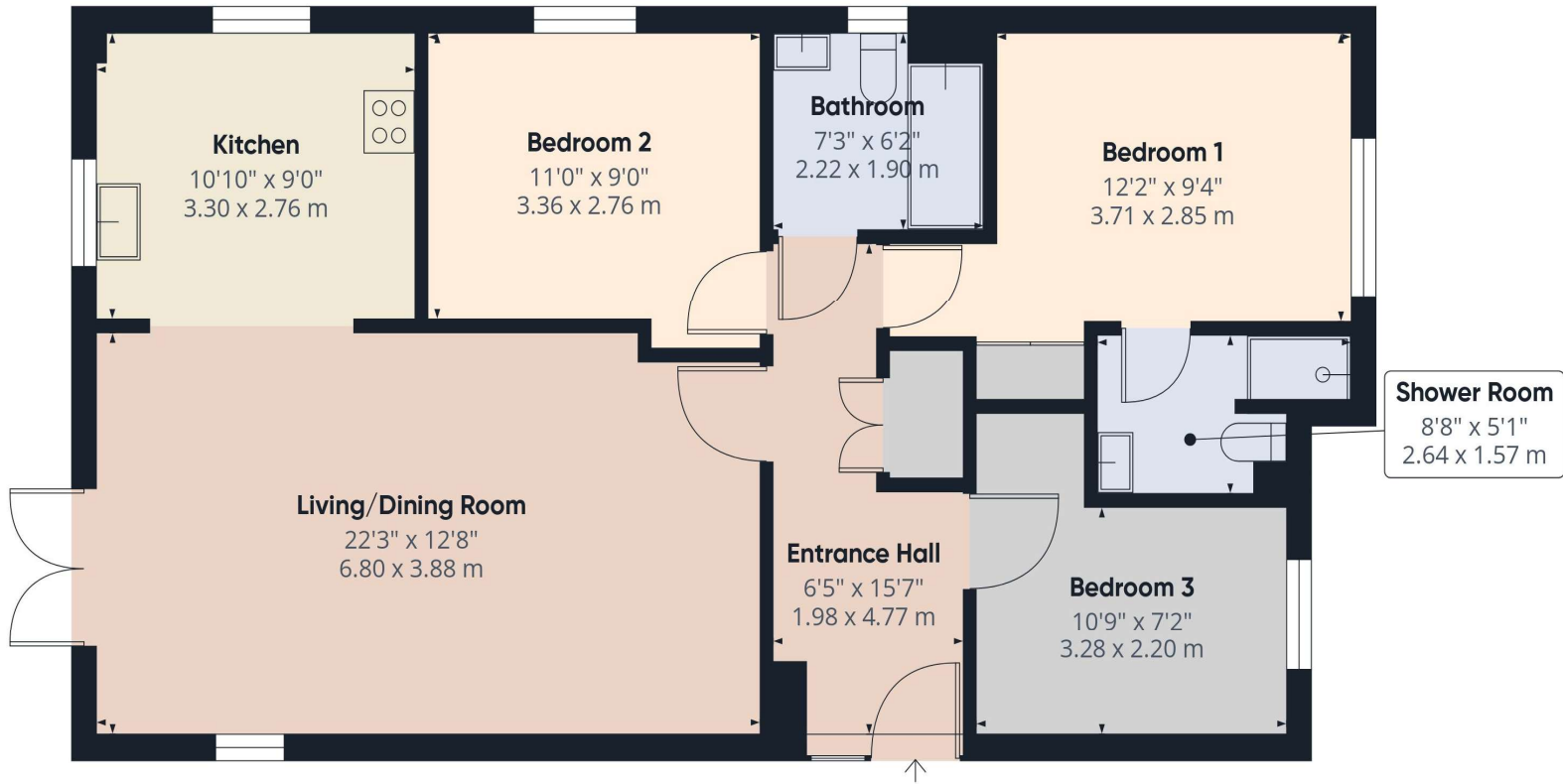
The property further benefits from a stylish and modern family bathroom, fitted with a bath and overhead shower, sleek wall-mounted wash basin, and low-level W.C., all finished to a high standard.

The accommodation is completed by three generously proportioned double bedrooms, two of which feature built-in storage. The principal bedroom serves as a comfortable and private retreat, enhanced by a modern en-suite shower room with a drench shower, wall-mounted wash basin, and low-level W.C.

Externally, this impressive home continues to deliver. A large driveway provides ample off-road parking for multiple vehicles, while a detached garage—featuring an electric up-and-over door—offers additional parking or versatile storage space. The garage also boasts an electric charging point in addition to power and light connections. To the rear, the property enjoys a low-maintenance patio garden, ideal for al fresco dining and entertaining.

Further enhancing its appeal, 26 Medley Close benefits from modern energy-efficient features, including an air source heat pump, ensuring both comfort and sustainability.

Offering stylish, versatile accommodation throughout, this superb bungalow is perfectly suited to a wide range of buyers. Early viewing is highly recommended to fully appreciate the quality, space, and enviable setting on offer.



Approximate total area⁽¹⁾
881 ft²
81.9 m²

(1) Excluding balconies and terraces

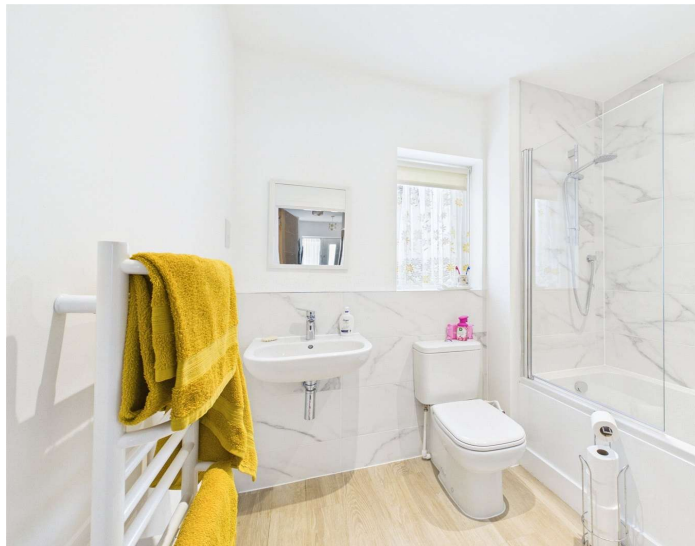
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0 Building 1

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Area Information

Halwill Junction has a good range of traditional amenities including a Primary School, popular Pub, Newsagent, General Stores, Post Office, Fish & Chip shop, thriving Village Hall, and regular Bus Service etc. Whilst those wishing to travel further afield Okehampton is some 12 miles from where the A30 dual carriageway provides a good link to the Cathedral City of Exeter with its intercity rail connections, and the M5. The bustling market town of Holsworthy, with its Waitrose supermarket, is 8 miles and Bude on the North Cornish Coast is some 18 miles. From Halwill Junction there is direct access to the "Ruby Trail" which is great for safe cycling or walking. The European renowned "Anglers Paradise" angling complex is only 1 mile away.

Directions

From Holsworthy proceed on the A3072 Hatherleigh road for 4 miles and upon reaching Dunsland Cross turn right onto the A3079 Okehampton road. Follow this road for 4 miles and you will come to a mini-roundabout in the centre of Halwill Junction, take the left hand turn towards Black Torrington. Take the second right hand turn signposted Medley Close. Enter the development and follow the road to the right. At the end of the road you will find number 26.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Agent Notes - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Services - Mains water, electric and drainage. Underfloor heating and air source heat pump.

EPC Rating - EPC rating C (80) with the potential to be B (90). Valid until October 2034.

Council Tax Band - Band 'D' (please note this council band may be subject to reassessment).

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We are here to help you find and buy your new home...

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EX22 6EL

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Have a property to sell or let?

If you are considering selling or letting your home,
please contact us today on 01409 254 238 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01409 254 238

for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

