



Bond
Oxborough
Phillips

Changing Lifestyles

Foxholes
Halwill Junction
Beaworthy
Devon
EX21 5UB

Asking Price: £450,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Foxholes, Halwill Junction, Beaworthy, Devon, EX21 5UB



- SPACIOUS DETACHED BUNGALOW
- IMMACULATLY PRESENTED THROUGHOUT
- 3 DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- 2 SHOWER ROOMS
- DRIVEWAY AND DETACHED GARAGE
- FRONT AND REAR GARDEN
- SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE TO AMENITIES
- EPC: D



Situated in the heart of the sought after village of Halwill, being within level walking distance to a range of amenities is Foxholes. This detached bungalow offers well-presented and spacious accommodation throughout, comprising 3 double bedroom, 3 reception room and 2 shower rooms. The residence also benefits from a detached garage, large off road parking area and landscaped enclosed rear garden, that backs onto open farmland. An internal viewing is highly recommended to truly appreciate this property. EPC D.



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Directions

From Holsworthy proceed on the A3072 Hatherleigh road for some 4 miles and upon reaching Dunsland Cross, turn right onto the A3079 signed Okehampton. Follow this road for 4 miles and you will reach the village of Halwill. Continue through the village for a short distance and the entrance to foxholes will be found on the left hand side with a Bond Oxborough Philips "For Sale" board clearly displayed.

Situation

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, "all weather" pitch, 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.



Internal Description

Entrance Porch - External door to front elevation. Window to front and side elevations. Internal door to inner hallway.

Kitchen - A modern fitted kitchen comprising a range of wall and base mounted units with work surfaces over incorporating a composite 1 1/2 sink drainer unit with mixer tap and electric hob with extractor over. Built in electric oven and grill, fridge/freezer and dishwasher. Window to rear elevation, overlooking the garden and fields beyond. Internal door to rear hallway leading to the utility room and cloakroom.

Dining/Living Room - Ample room for dining table and chairs and sitting room suite. 2 windows to front elevation.

Living Room - Spacious reception room with feature wood burning stove and slate hearth. Ample room for large sitting room suite. Sliding door to conservatory.

Conservatory - Windows to side and rear elevations, enjoying views of the landscaped garden and field behind. Patio doors providing access to the rear garden.

Bedroom 1 - Double bedroom with wall to ceiling fitted wardrobes. Window to rear elevation, enjoying views of the garden and fields beyond.

Bedroom 2 - Double bedroom with window to front elevation.

Bedroom 3 - Double bedroom with window to front elevation.

Family Shower Room - A fitted suite comprising large shower cubicle with mains fed shower over, vanity unit with inset wash hand basin, concealed cistern WC. Heated towel rail. Frosted window to side elevation.

Shower Room - A fitted suite comprising a large shower cubicle with mains fed shower over, vanity unit with inset wash hand basin and low flush WC. Heated towel rail. Frosted window to side elevation.

Utility Room - Housing Grant oil fired boiler and a range of wall and base mounted units with work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap. Plumbing for washing machine and space for tumble dryer and under counter fridge/freezer. Window to side elevation.

Cloakroom - Fitted with a WC. Frosted window to rear elevation.

Outside - The property is approached via its own drive providing off road parking for several vehicles and giving access to the front entrance door and detached garage. The front garden is bordered by a stone wall and wooden fencing to the sides with a mature hedge to the front. A decorative border is planted with a variety of mature flowers and shrubs. Side gates down each side of the property provide access to the landscaped rear garden. Adjoining the rear of the property is paved patio with a path that leads to a further paved area at the bottom of the garden, which enjoys views of the surrounding countryside. Within the rear garden there is a productive vegetable plot with raised beds, area laid to lawn, feature fish pond, greenhouse and timber shed and open sided outbuilding.

Garage - Manual up and over door to front elevation and pedestrian door to side elevation. Light and power connected.

Services - Mains water, electricity and drainage. Oil fired central heating and owned solar panels.

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

EPC Rating - EPC rating D (57) with the potential to be B (82). Valid until March 2026.

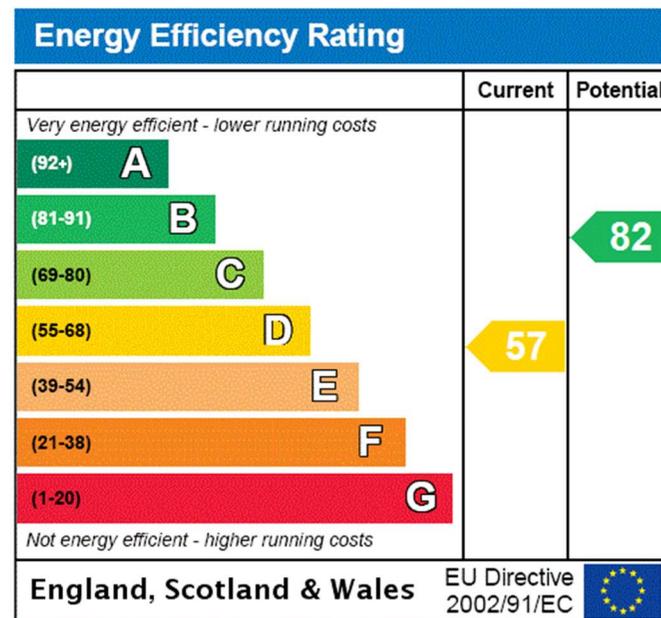
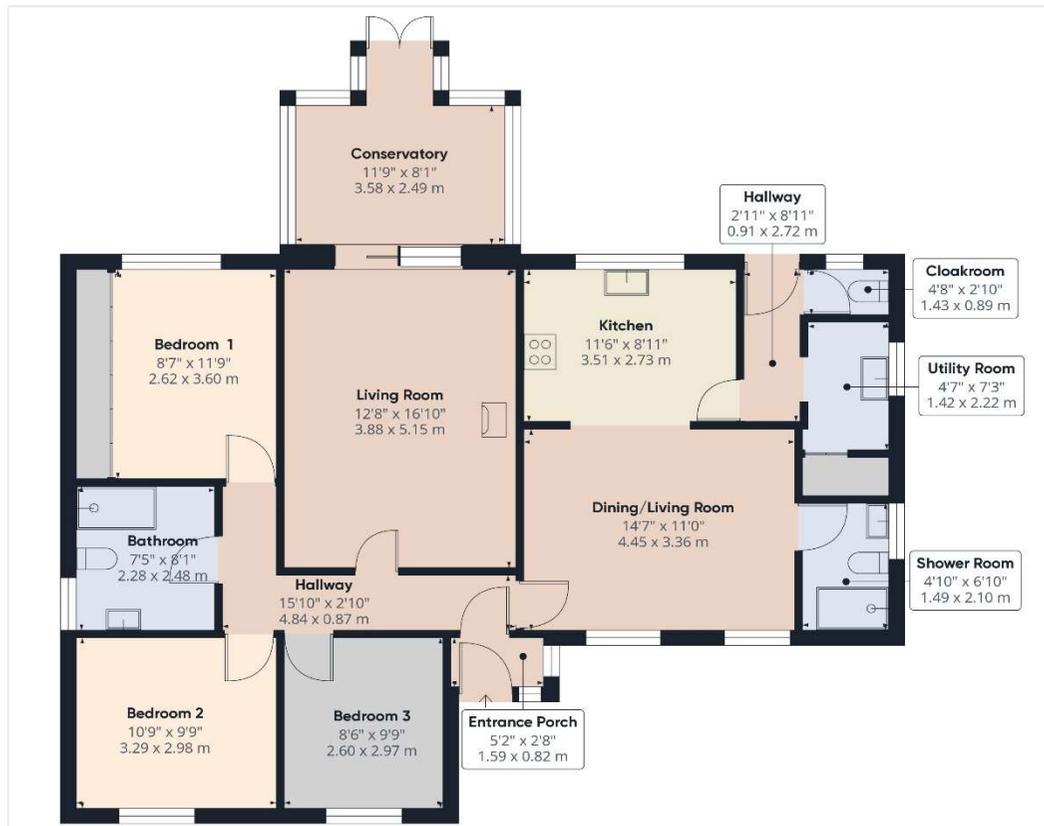


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We are here to help you find and buy your new home...

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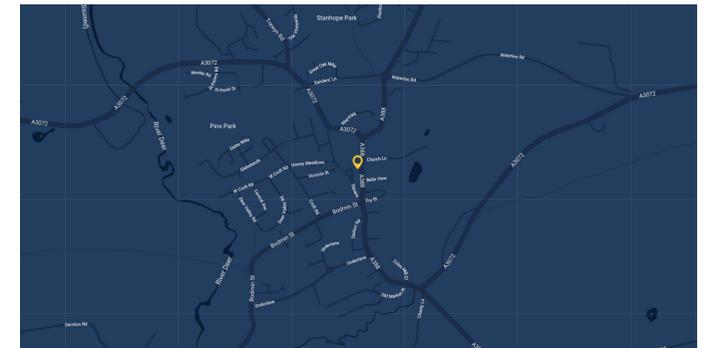
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