



Bond
Oxborough
Phillips

Changing Lifestyles

25 Beeching Close
Halwill Junction
Beaworthy
Devon
EX21 5XY

Asking Price: £355,000

Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

25 Beeching Close, Halwill Junction, Beaworthy, Devon, EX21 5XY



- 2 DOUBLE BEDROOM
- DETACHED BUNGALOW
- WELL PRESENTED THROUGHOUT
- SITUATED IN SOUGHT AFTER CUL-DE-SAC IN VILLAGE LOCATION
- GARAGE AND OFF ROAD PARKING
- FRONT AND REAR GARDENS



A fantastic opportunity to acquire this well presented 2 bedroom detached bungalow situated in the sought after village location of Halwill Junction, being within walking distance to the range of local amenities. The residence briefly comprises of an entrance hall, spacious living/dining room, modern kitchen, 2 double bedrooms, shower room and integral garage. Benefiting from driveway parking and front and rear gardens. Available with no onward chain. EPC Rating E. Council Tax Band C.



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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, football 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.

Entrance porch

Entrance Hall - Large airing cupboard housing the hot water cylinder. Doors to:

Kitchen - 12'5" x 8'2" (3.78m x 2.5m)
A range of fitted modern wall and base mounted units with work surfaces over incorporating a composite sink/drain unit with 'Quooker' tap, 4 ring 'Bosch' electric hob with extractor hood over. Integrated eye level 'Neff' double oven and built in fridge/freezer. Space and plumbing for washing machine. Window to rear elevation overlooking to the garden. Door to:

Rear Porch - 5'10" x 3'9" (1.78m x 1.14m)
Windows to side and rear elevation with door leading to the enclosed garden.

Living / Dining Room - 13'1" x 18'3" (4m x 5.56m)
Light and airy dual aspect reception room with bay window to front elevation and sliding doors to the rear elevation providing access to the garden. Ample room for sitting room suite and dining table and chairs.

Bedroom 1 - 10'10" x 11'9" (3.3m x 3.58m)
Double bedroom with fitted wardrobes. Window to rear elevation overlooking the garden.

Bedroom 2 - 11' x 9'5" (3.35m x 2.87m)
Double bedroom with window to front elevation.

Bathroom - 6'10" x 5'9" (2.08m x 1.75m)
Comprising of a walk-in shower with electric shower over, vanity unit with feature hand wash basin, low level WC. Heated towel rail. Frosted window to front elevation.

Garage - 8'8" x 19'3" (2.64m x 5.87m)
Up and over electric vehicle entrance door and pedestrian door to the rear. Power and light connected.

Outside - To the front of the property the garden is mainly laid to lawn with paved pathway leading to the front door and tarmac drive providing off road parking. Pedestrian gate to the side of the property providing access to the rear enclosed garden. The rear well-maintained garden is principally laid to lawn with mature shrubs and steps leading to the raised borders having a plethora of mature plants and shrubs. Paved patio providing the perfect space for alfresco dining.

EPC - Rating E.

Council Tax - Band C.

Services - Mains electric, water and drainage.

Agents Note - According to the Estate Agents Act, we must advise that a member of staff at is related to the vendors of this property.

Mobile Coverage		Broadband	
EE	●	Basic	18 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

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Directions

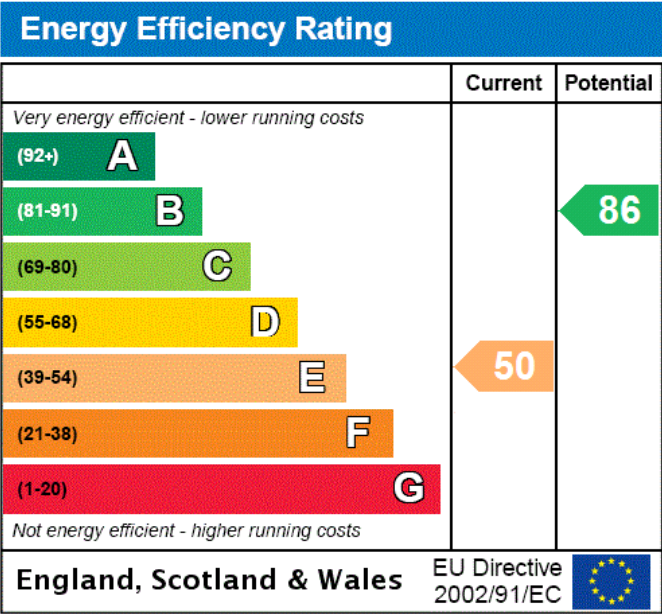
From Holsworthy proceed on the A3072 Hatherleigh road for 4 miles and upon reaching Dunsland Cross turn right onto the A3079 Okehampton road. Follow this road for 4 miles and you will come to a mini-roundabout in the centre of Halwill Junction, take the left hand turn towards Black Torrington. Take the second left hand turn signposted Beeching Close. Enter the development and take the right hand turn to where 25 Becching Close will be found after a short distance on the right hand side.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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 & 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 able 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.



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