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Changing Lifestyles

Holywell View
Halwill Junction
Beaworthy
Devon
EX21 5UF

Guide Price: £457,500
Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Holywell View, Halwill Junction, Beaworthy, Devon, EX21 5UF



- IMPRESSIVE DETACHED MODERN HOME
- 4 DOUBLE BEDROOMS (1 EN-SUITE)
- AIR SOURCE HEAT PUMP AND SOLAR PANELS
- UNDERFLOOR HEATING THROUGHOUT
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- SOUGHT AFTER VILLAGE LOCATION



An exciting opportunity to acquire this superbly presented 4 bedroom (1 en-suite) detached family home situated in the sought after village location of Halwill Junction. The property offers versatile and spacious accommodation throughout with large kitchen/dining room, living room, office, utility room, garden room, WC, 4 double bedroom (1 en-suite) and family bathroom with landscaped rear garden and useful shed. Benefiting from underfloor heating throughout with solar panels. An early appointment is highly recommended to avoid disappointment. Virtual tour is available upon request. EPC Rating A. Council Tax Band E.



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The property is situated within Halwill Junction, which offers a range of facilities including primary school, general stores, post office, fish and chip shop and hairdressers. The village has a public house and an active community with thriving village hall and sports field. The village enjoys a regular bus service which run between Bude and Exeter via Okehampton, with Okehampton benefiting from train links to Exeter. Halwill Junction is surrounded by attractive open countryside and there are many opportunities for riding and walking in nearby forestry woodland. The nearby town of Holsworthy has a good range of shops and services, together with a Waitrose Supermarket, Okehampton again has an excellent range of shops, services, education, recreational and leisure facilities. From Okehampton there is direct access to the A30 dual carriageway, providing a direct link with the cathedral and University City of Exeter.



Entrance Porch - 7'1" x 3'9" (2.16m x 1.14m)

Opaque windows to each side of the door. Skylight. Space for coats and shoes. Door leading to:

Entrance Hall - Under stair storage housing the under floor controls. Stairs leading to first floor landing.

Living Room - 11'3" x 19'4" (3.43m x 5.9m)

Light and airy reception room with window to front elevation.

Office - 8'9" x 4'7" (2.67m x 1.4m)

Space for desk. Window to front elevation.

WC - 8'10" x 3'3" (2.7m x 1m)

Comprising of a low level WC, vanity unit with hand wash basin and tiled backsplash. Opaque window to side elevation.

Utility Room - 8'9" x 4'7" (2.67m x 1.4m)

Wall and base mounted units with work surface over incorporating a stainless steel sink/drainage unit with mixer tap. Space and plumbing for washing machine and tumble dryer.

Kitchen/Dining Room - 29' x 12'11" (8.84m x 3.94m)

A spectacular triple aspect room with modern fitted wall and base mounted units with granite work surfaces over incorporating a composite sink/drainage unit with mixer tap over. Built in Neff appliances including; integrated dishwasher, microwave, full length fridge and freezer, 5 ring induction hob with extractor hood over and 2 ovens. Central island unit with breakfast bar. Ample space for large dining table and chairs. Modern internal French doors leading to:

Garden Room - 13'4" x 15' (4.06m x 4.57m)

Spacious and versatile reception room with window to the rear elevation with French doors leading into the garden.

First Floor Landing - Airing cupboard housing the pressurised hot water system and underfloor heating controls. Loft Access. Doors leading to:

Bedroom 1 - 11'4" x 12'6" (3.45m x 3.8m)

A generous sized double bedroom with built in wardrobes and storage cupboards. Window to front elevation. Door leading to:

En-Suite - 6'9" x 7'2" (2.06m x 2.18m)

Comprising of an enclosed shower cubicle with mains fed shower, low level WC and vanity unit with inset hand wash basin. Chrome heated towel rail. Opaque window to side elevation.

Bedroom 2 - 13'5" x 9'7" (4.1m x 2.92m)

Double bedroom with window to front elevation. Built in Wardrobes.

Bedroom 3 - 13'3" x 10' (4.04m x 3.05m)

Double bedroom with window to rear elevation. Built in Wardrobes.

Bedroom 4 - 11'4" x 10' (3.45m x 3.05m)

Double bedroom with window to rear elevation. Built in Wardrobes.

Family Bathroom - 7' x 8'7" (2.13m x 2.62m)

Comprising of an enclosed panel bath, enclosed shower cubicle with mains fed drench shower, low level WC and vanity unit with inset hand wash basin. Chrome heated towel rail. Opaque window to side elevation.

Outside - On approach to the property there is a shared entrance drive leading to the private patterned imprinted concrete driveway, which provides ample parking for 4-5 vehicles. Pedestrian access to the sides of the property providing access to the rear garden. To the rear of the property the low maintenance garden comprises of a composite decking area perfect for al-fresco dining with steps leading to the useful workshop and lawn principally laid to artificial grass, boarded by close boarded fencing. In addition there is a further shed and greenhouse.

Services - Mains water, electric and drainage. Air source heat pump controlling the underfloor heating to the ground and first floor.

EPC - Rating A.

Council Tax - Band E.

Mobile Coverage

EE ●
Vodafone ●
Three ●
O2 ●

Broadband

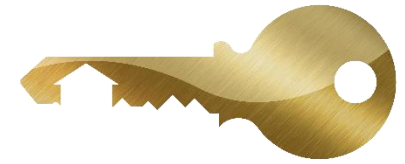
Basic 18 Mbps
Superfast 53 Mbps

Satellite / Fibre TV Availability

BT ✓
Sky ✓
Virgin ✗



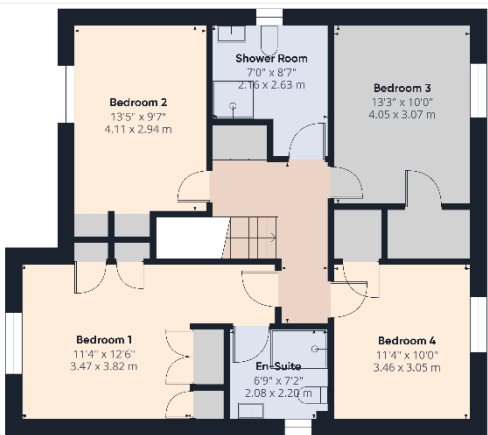
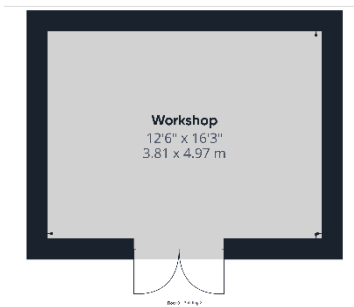
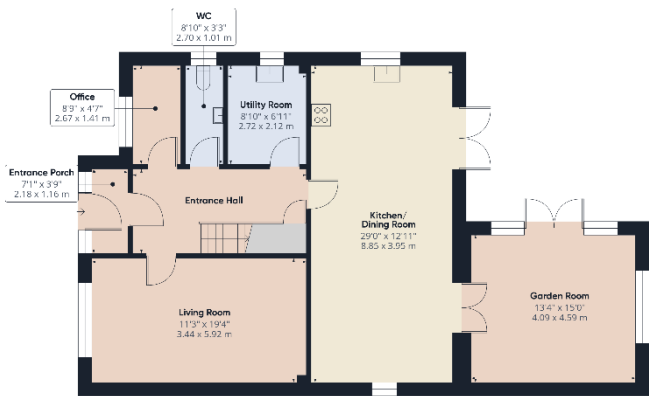
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100	100
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 upon reaching the village of Halwill Junction, Holywell View will be found on the left hand side, directly opposite Holywell Park on the right hand side.

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.

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

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