



Bond  
Oxborough  
Phillips  
*Changing Lifestyles*

10 Barn Park Gardens  
Halwill  
Beaworthy  
Devon  
EX21 5UQ

**Asking Price: £192,500**  
**Leasehold**



Changing Lifestyles

01409 254 238  
[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)

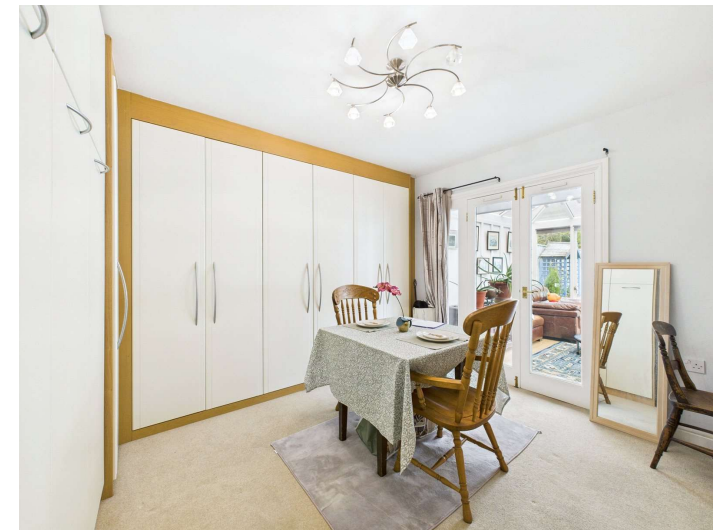


10 Barn Park Gardens, Halwill, Beaworthy, Devon, EX21 5UQ

- IMMACULATELY PRESENTED BUNGALOW
  - 2 DOUBLE BEDROOMS
  - 2 RECEPTION ROOMS
  - QUALITY & SOUGHT AFTER DEVELOPMENT FOR THE OVER 55'S
- USE OF COMMUNAL PARKING AREA
- ENCLOSED PRIVATE REAR GARDEN
- QUIET AND PEACEFUL LOCATION



An exciting opportunity to acquire this immaculately presented 2 bedroom, 2 reception room over 55's retirement bungalow situated on the edge of the popular hamlet of Halwill Town. The bungalow benefits from well presented, spacious, light and airy accommodation throughout, along with use of the communal parking area and enclosed low maintenance garden. EPC D.



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## Changing Lifestyles

### **Entrance Porch** - 4'4" x 3'8" (1.32m x 1.12m)

Space to hang coats and store shoes. Internal door leading to the inner hallway.

### **Inner Hallway** - 11'8" x 5'9" (3.56m x 1.75m)

Access to useful storage cupboards housing washing machine, tumble dryer and hot water cylinder.

### **Kitchen** - 10'4" x 8'5" (3.15m x 2.57m)

Fitted with a range of matching wall and base mounted units with work surfaces over incorporating a composite 1 1/2 sink drainer unit with mixer tap and 4 ring electric oven with extractor over. Built in electric oven, slim line dishwasher and fridge/freezer. Window to rear elevation and door to side elevation.

### **Living Room** - 13'3" x 13' (4.04m x 3.96m)

Spacious, light and airy reception room with windows to front and side elevations.

### **Conservatory** - 10'11" x 10'10" (3.33m x 3.3m)

Window to side and rear elevations. Double doors leading to enclosed rear garden. Ample room for sitting room suite.

### **Bedroom 1** - 12'2" x 9'7" (3.7m x 2.92m)

Double bedroom with built in wardrobes. Window to front elevation.

### **Bedroom 2/Dining Room** - 12'3" x 12'1" (3.73m x 3.68m)

Double bedroom with built in storage cupboards. Internal window and double doors to conservatory. Also suitable as a separate dining room.

**Outside** - The property is approached via a paved path that leads to the front entrance door. The front of the property is planted with a range of mature flowers and shrubs. A path to the side of the property leads to the low maintenance rear garden which is mostly paved with a feature pond, and wooden decked area to the rear. Within the garden there is a useful wooden shed and summerhouse which is double glazed, insulated with power and light connected. The garden is bordered by close boarded wooden fencing providing a high degree of privacy.

**Services** - Mains metered water, electricity and drainage.

**EPC Rating** - EPC rating D (61) with the potential to be A (112). Valid until September 2025.

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

**Agents Note** - Leasehold property - 125 years, granted in June 2002.

Ground rent is £125 per year and £40 per month for maintenance of the communal areas.

**Situation** - Barn Park Gardens is an exclusive development offering real country living to the more mature and discerning buyer looking to capture a slightly slower pace of life. The surrounding area remains resolutely agricultural, yet Barn Park Gardens is within close striking distance of the market town of Holsworthy and Okehampton and the ever popular coastal town of Bude with its sandy beaches and bracing walks. It is also well situated for the A30 with Exeter and the M5 accessible in well under an hour. The whole environment, which embraces Barn Park Gardens, is what makes the site so special and exclusive. Its entrance has an appeal of grandeur, and the approach meanders past the large elegant period house standing in four and a half acres of beautiful gardens that is Barn Park Residential Home.

**Directions** - From Holsworthy take the A3072 Hatherleigh Road and turn right at Dunsland Cross signposted Halwill/Okehampton. Proceed along this road for approximately 4 miles and then turn right signposted Halwill 1 mile. After approximately 0.6 of a mile Barn Park Nursing Home can be found on the right. Take this turning and proceed straight on down the tarmac road and No.10 will be found on the right hand side with a number plaque clearly displayed.

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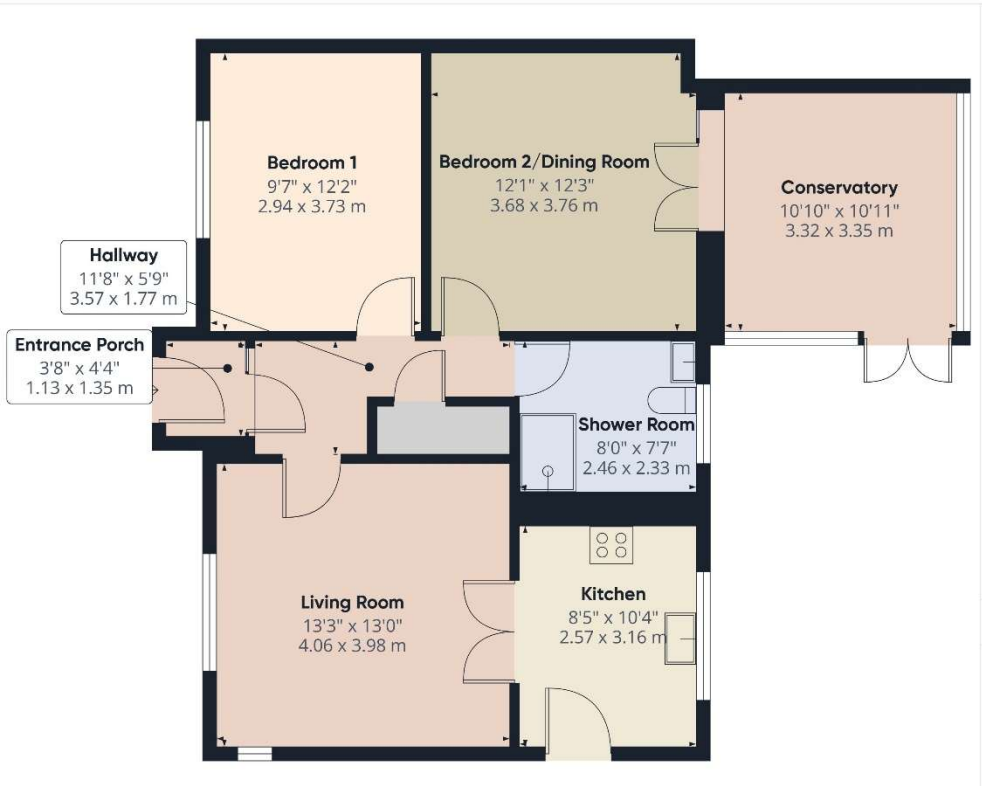


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## Have a property to sell or let?

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>112</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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