



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

15 Stags Wood Drive  
Halwill Junction  
Beaworthy  
Devon  
EX21 5TZ

**Asking Price: £310,000**  
**Freehold**



**Changing Lifestyles**

01409 254 238

[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)



- DETACHED BUNGALOW
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- 3 DOUBLE BEDROOMS
- 1 ENSUITE & MAIN BATHROOM
- OFF ROAD PARKING
- SINGLE GARAGE
- ENCLOSED REAR GARDEN
- WALKING DISTANCE TO LOCAL AMENITIES
- GREAT LINKS TO HOLSWORTHY, OKEHAMPTON/A30 AND THE NORTH CORNISH COASTLINE



**This well-presented detached bungalow offers spacious and versatile accommodation, centred around a bright and modern open-plan kitchen, dining and living area — ideal for both everyday living and entertaining. The property boasts three generous double bedrooms, including a principal bedroom with en-suite facilities, along with a main bathroom.**

**Externally, the home is complemented by off-road parking, a single garage and an enclosed South-facing rear garden, perfect for nature lovers enjoying a delightful outlook onto woodland which has an abundance of wildlife providing a sense of privacy and tranquillity.**

**Situated within the sought-after village of Halwill Junction, the property is within comfortable walking distance of a range of local amenities. The location also benefits from excellent transport links to the market town of Holsworthy, Okehampton and the A30, as well as easy access to the stunning North Cornish coastline.**





### Situation

Halwill Junction offers a good range of traditional village amenities including a primary school, popular public house, newsagent, general stores, hairdressers, post office, fish and chip shop, dog groomers, a thriving village hall and a regular bus service.

For those wishing to travel further afield, Okehampton is approximately 12 miles away and provides a railway station with direct links to Exeter and beyond, along with access to the A30 dual carriageway. This offers a convenient route to the Cathedral City of Exeter, with its intercity rail connections, the M5 motorway, and Exeter International Airport, which is around a 50-minute drive.

The bustling market town of Holsworthy, with its Waitrose supermarket, is approximately 8 miles away, while the coastal town of Bude on the North Cornish coast is around 18 miles distant. Halwill Junction also provides direct access to the popular Ruby Trail, ideal for safe cycling and walking, and the renowned Angler's Paradise angling complex is just one mile away.

### Directions

From Holsworthy proceed on the A3072 Hatherleigh road and after about 4 miles, turn right at Dunsland Cross onto the A3079 Okehampton road. Follow this road for approximately 4 miles and upon entering Halwill Junction, take the right hand turn into Stags Wood Drive. Follow the road round to the right and number 15 will be found after a short distance on the left hand side with its number plaque clearly displayed.



# Internal Description

**Entrance Hall** - 20'5" x 3'10" (6.22m x 1.17m)

**Open plan Kitchen/Dining/Living Room** - 27'10" x 13' (8.48m x 3.96m)

**Bedroom 1** - 11'8" x 9'5" (3.56m x 2.87m)

**Ensuite Shower Room** - 6'5" x 4'7" (1.96m x 1.4m)

**Bedroom 2/2nd reception room** - 11'9" x 10'4" (3.58m x 3.15m)

**Bedroom 3** - 9'10" x 9'2" (3m x 2.8m)

**Bathroom** - 7'9" x 6'5" (2.36m x 1.96m)

**Single Garage** - 19'1" x 8'9" (5.82m x 2.67m)

**Services** - Mains water, electric and drainage. Recently replaced oil fired boiler.

**EPC Rating** - EPC TBC.

**Council Tax Banding** - Council Tax Band 'D' {please note this council band may be subject to reassessment}.

**Agents Note** - 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.



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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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and buy your new home...

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

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for a free conveyancing quote and  
mortgage advice.

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