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Changing Lifestyles

7 Luxton Close
Halwill Junction
Beaworthy
Devon
EX21 5TS

Asking Price: £310,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

7 Luxton Close, Halwill Junction, Beaworthy, Devon, EX21 5TS



- DETACHED BUNGALOW
- 2 RECEPTION ROOMS
- 3 DOUBLE BEDROOMS
- 1 ENSUITE SHOWER ROOM & MAIN BATHROOM
- ENCLOSED AND PRIVATE REAR GARDEN
- DETACHED SINGLE GARAGE
- OFF ROAD PARKING
- SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE TO AMENITIES
- GREAT LINKS TO HOLSWORTHY, OKEHAMPTON/A30 AND THE NORTH CORNISH COASTLINE



Located in the popular village of Halwill Junction, being within walking distance to a range of local amenities and great transport links to Holsworthy, Okehampton, the A30 and the North Cornish coastline.

7 Luxton Close is a detached bungalow offering well-presented and spacious accommodation throughout, comprising a kitchen, living room and conservatory, along with three bedrooms, including a principal bedroom with en suite shower room, and a main family bathroom. The property further benefits from an enclosed and private rear garden, off-road parking and a detached single garage.



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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 turn right into Stags Wood Drive. Follow the road and take the next right hand turn into Luxton Close, number 7 will be found on the left hand side with its number plaque clearly displayed.

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.



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Internal Description

Entrance Hall - 20'2" x 3'9" (6.15m x 1.14m)

Kitchen - 13'5" x 9'5" (4.1m x 2.87m)

Living Room - 14'1" x 13' (4.3m x 3.96m)

Conservatory - 10'9" x 8'4" (3.28m x 2.54m)

Bedroom 1 - 11'9" x 9'7" (3.58m x 2.92m)

Dining Room/Bedroom 3 - 9'8" x 9' (2.95m x 2.74m)

Ensuite Shower Room - 6'3" x 4'9" (1.9m x 1.45m)

Bedroom 2 - 11'6" x 10'7" (3.5m x 3.23m)

Bathroom - 6'8" x 6'3" (2.03m x 1.9m)

Garage - 18' x 8'11" (5.49m x 2.72m)

EPC Rating - EPC rating D, with the potential to be C. Valid until November 2035.

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

Services - Mains water, electric and drainage. Oil fired central heating.

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.

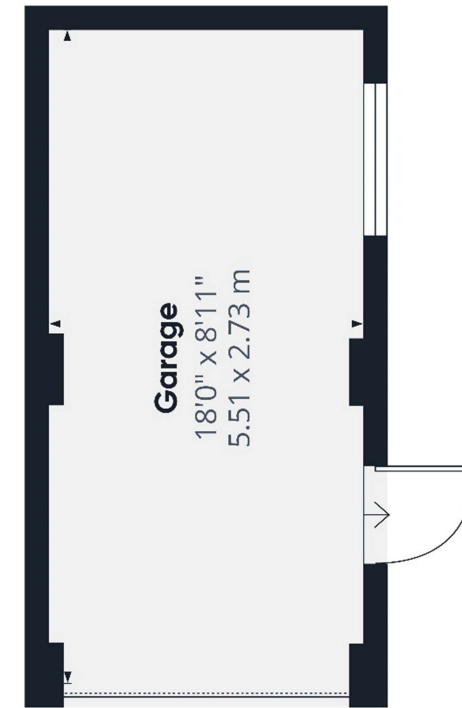
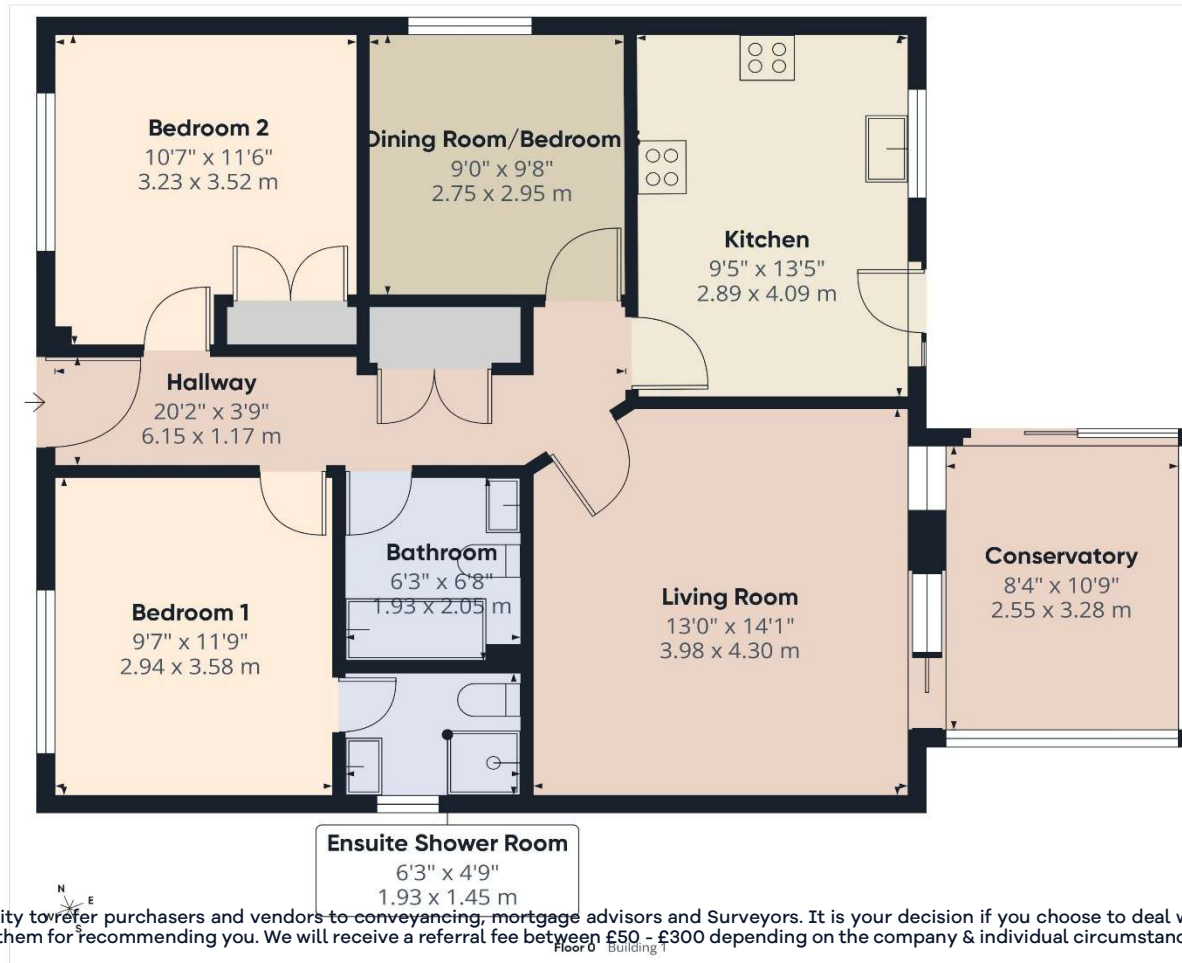


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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from 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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We are here to help you find and buy your new home...

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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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	73 C
39-54	E		
21-38	F		
1-20	G		

