



3 Manor Gardens Halwill Junction EX21 5US



Guide Price - £190,000



3 Manor Gardens, Halwill Junction, EX21 5US



A mid-terraced 2 bed home situated within a modern development, boasting an enclosed rear garden, off-road parking and an array of nearby local amenities...

- Perfect For First Time Buyers
- Offering Two Bedrooms
- Contemporary Kitchen
- Family Bathroom & Cloakroom
- Spacious Living Room
- Enclosed Rear Garden
- Off-Road Parking & Garage
- Close Proximity to Local Amenities
- Convenient Transport Links
- Street Parking Available
- Bright and Neutral Decor Throughout
- Council Tax Band - B
- EPC - TBC



Situated in the heart of Halwill Junction, this attractive two-bedroom mid-terraced home presents an excellent opportunity for first-time buyers, downsizers, or investors alike. Offering a well-balanced layout and modern finishes throughout, the property combines comfort, practicality, and convenience in a sought-after village setting.

You are welcomed into a spacious living room, providing a bright and inviting space ideal for relaxing or entertaining guests. With ample room for both seating and dining furniture, this versatile area forms the heart of the home and benefits from plenty of natural light, creating a warm and homely atmosphere.

To the front of the property, the contemporary kitchen has been thoughtfully designed with generous worktop space, and room for essential appliances. Its practical layout makes everyday cooking effortless.

Upstairs, the property offers two well-proportioned bedrooms. The main bedroom provides comfortable accommodation for a double bed and additional furnishings, while the second bedroom is ideal as a guest room, nursery, or home office. Completing the first floor is the family bathroom, fitted with a modern suite. A convenient ground floor cloakroom adds further practicality to the home.

Externally, the enclosed rear garden offers a secure and private outdoor space, perfect for enjoying warmer months, gardening, or alfresco dining. The property also benefits from off-road parking and a garage, providing valuable storage or additional parking options. Street parking is available nearby for visitors.

Ideally located, the home enjoys close proximity to local amenities within Halwill Junction, including shops and everyday essentials. The village also offers convenient transport links to surrounding towns and countryside, making it an excellent base for commuters or those seeking rural charm with accessibility.

Further benefits include Council Tax Band B and an EPC rating to be confirmed. This well-presented mid-terraced property offers a fantastic opportunity to step onto the property ladder in a welcoming and well-connected community.



Changing Lifestyles

Situated within a charming rural location, Halwill Junction offers a range of traditional amenities including a primary school, local pub, newsagents, general stores, post office, and a popular fish and chip shop. The village also features a thriving community hall, providing a hub for various social events and activities. With its friendly atmosphere, Halwill Junction hosts regular community events, fostering a strong local spirit.

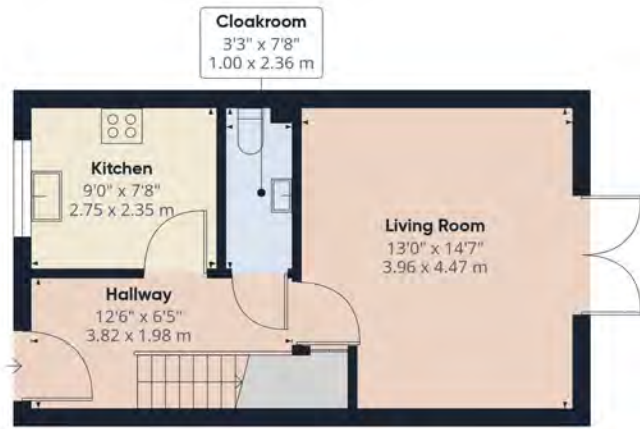
For a wider variety of services, the bustling market town of Holsworthy is just a short drive away, offering supermarkets, independent shops, and cafes. Halwill Junction is also within easy reach of Okehampton, where additional shopping, schooling, and transport links are available, including access to the A30 dual carriageway, connecting you to the Cathedral City of Exeter with its rail and international air links.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

891 ft²
82.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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