



Bond
Oxborough
Phillips

Changing Lifestyles

8 Maytree Close
Halwill Junction
Beaworthy
Devon
EX21 5TQ

Asking Price: £275,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

8 Maytree Close, Halwill Junction, Beaworthy, Devon, EX21 5TQ



- DETACHED BUNGALOW
- MODERN KITCHEN/DINER
- SEPARATE LIVING ROOM
- 2 DOUBLE BEDROOMS
- ENCLOSED FRONT AND REAR GARDEN
- OFF ROAD PARKING
- DETACHED SINGLE GARAGE
- SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE TO A RANGE OF AMENITIES
- GREAT LINKS TO HOLSWORTHY, OKEHAMPTON/A30 & NORTH CORNISH COASTLINE
- AVAILABLE WITH NO ONWARD CHAIN



Situated within the sought-after village of Halwill Junction, the property is conveniently located within walking distance of a range of local amenities. The village also offers excellent transport links to the market towns of Holsworthy and Okehampton, together with easy access to the A30 and the stunning North Cornish coastline.

8 Maytree Close is a well-presented detached bungalow offering comfortable and versatile accommodation throughout. The property comprises a modern kitchen/dining room with patio doors opening onto the enclosed, landscaped rear garden, creating an ideal space for both everyday living and entertaining. The inviting living room also benefits from French Patio doors leading directly to the garden, allowing plenty of natural light to flood the room.



The accommodation is completed by two well-proportioned double bedrooms and a contemporary shower room. Externally, the property enjoys off-road parking, a detached single garage, and attractive front and rear gardens.

Available with the added benefit of no onward chain.

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Directions

From Holsworthy proceed on the A3072 Hatherleigh road and after about 4 miles, upon reaching Dunsland Cross, turn right onto the A3079 Okehampton road. Follow this road for approximately 4 miles and upon entering Halwill Junction, turn right into Stagswood Drive. Proceed into the development taking the second turning on the right signed Maytree Close and the property will be found straight ahead with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

Situation

Halwill Junction has a good range of traditional amenities including a Primary School, popular Pub, Newsagent, General Stores, Post Office, Dog Groomers, Fish & Chip shop, thriving Village Hall, "all weather" pitch, and regular Bus Service etc. Whilst those wishing to travel further afield Okehampton is some 12 miles from where the A30 dual carriageway provides a good link to the Cathedral City of Exeter with its intercity rail connections, and the M5. The bustling market town of Holsworthy, with its Waitrose supermarket, is 8 miles and Bude on the North Cornish Coast is some 18 miles. From Halwill Junction there is direct access to the "Ruby Trail" which is great for safe cycling or walking. The European renowned "Anglers Paradise" angling complex is only 1 mile away.



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Internal Description

Entrance Hall - 14'9" x 3' (4.5m x 0.91m)

Kitchen/Diner - 12'6" x 9'5" (3.8m x 2.87m)

Living Room - 14'8" x 11'11" (4.47m x 3.63m)

Bedroom 1 - 11'3" x 9'5" (3.43m x 2.87m)

Bedroom 2 - 9'10" x 9' (3m x 2.74m)

Shower Room - 6'7" x 5'7" (2m x 1.7m)

Garage - 18'3" x 8'11" (5.56m x 2.72m)

Services - Mains water, electric and drainage.

EPC Rating - EPC rating D (62) with the potential 84 (B) Valid until September 2030.

Council Tax Banding - The council tax band for the property is currently a 'C' (please note this may be subject to re-assessment).

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.

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.

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.

