



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

The Bungalow  
Station Road  
Halwill Junction  
Beaworthy  
Devon  
EX21 5XB

**Asking Price: £350,000 Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com



# The Bungalow, Station Road, Halwill Junction, Beaworthy, Devon, EX21 5XB



- DETACHED BUNGALOW
- 3 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- PVCU DOUBLE GLAZED
- USEFUL LOFT SPACE
- OFF ROAD PARKING FOR 3 VEHICLES
- FRONT AND REAR GARDEN
- SOUGHT AFTER VILLAGE LOCATION
- EPC: D



**An exciting opportunity to acquire this versatile and spacious detached bungalow needing some modernisation, situated within the heart of the very sought after village of Halwill Junction. The residence features 2 reception rooms, 3 bedrooms plus a useful loft space, off road parking for 3 vehicles along with front and rear gardens. Available with no onward chain. EPC rating D.**



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## Situation

Halwill Junction has a good range of traditional amenities including a Primary School, popular Pub, Newsagent, General Stores, Post Office, 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.



## Directions

From Holsworthy proceed on the A3072 Hatherleigh road for approximately 3 miles, upon reaching Dunsland Cross turn right onto the A3079 Okehampton road. Follow this road for approximately 4 miles and upon reaching the centre of Halwill Junction the property will be found on the left hand side with a for sale board clearly displayed.





# Internal Description

**Entrance Porch** - 9' x 2'10" (2.74m x 0.86m)

Door leading to inner hall.

**Kitchen** - 12'6" x 7'11" (3.8m x 2.41m)

Fitted with modern base units and work surfaces over incorporating a stainless steel sink drainer unit with mixer tap, 4 ring electric hob with extractor over. Built in "NEFF" oven and space for under counter fridge. Window to rear elevation.

**Living Room** - 13'5" x 12'9" (4.1m x 3.89m)

Reception room with feature fireplace housing wood burning stove. Built in cupboard housing hot water cylinder. Window to side elevation.

**Sun Room/Dining Room** - 20'6" x 9'9" (6.25m x 2.97m)

Spacious, light and airy reception room with double glazed French patio doors and windows to rear elevation.

**Utility Room** - 17'11" x 8' (5.46m x 2.44m)

Fitted with a range of wall and base mounted units with work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap. Space and plumbing for dishwasher, washing machine and tumble dryer. Doors to front and side elevations, window to front elevation.

**Cloakroom** - 4'9" x 2'11" (1.45m x 0.9m)

Low flush WC. Window to side elevation.

**Office/Store** - 8'2" x 5' (2.5m x 1.52m)

Window to rear elevation.

**Bathroom** - 9'9" x 9' (2.97m x 2.74m)

A fully fitted suite comprising panel bath, corner shower cubicle with "Triton" electric shower over, pedestal wash hand basin and low flush WC. Heated towel rail. Window to rear elevation.

**Bedroom 1** - 12'3" x 10" (3.73m x 3.05m)

Double bedroom with window to front elevation.

**Bedroom 2** - 12'10" x 8'9" (3.9m x 2.67m)

Double bedroom with window to rear elevation.

**Bedroom 3/2nd Reception Room** - 14'8" x 10'1" (4.47m x 3.07m)

Feature open fireplace with brick surround. Window to front elevation.

**Loft Space** - 15'4" x 11'6" (4.67m x 3.5m)

Velux window.

**Outside** - The property is approached via its own tarmacked entrance drive providing off road parking for 3 vehicles. The front garden is principally laid to lawn with close boarded wooden fencing to the side and a small stone wall to the front. A path and further grassed area leads down the side of the property to the enclosed rear

garden. The rear garden is principally laid to lawn and planted with a variety of mature flowers and shrubs. Adjoining the rear of the residence is a large paved patio area providing the ideal spot for alfresco dining. The rear garden is bordered by mature hedges to the rear providing a high degree of privacy with close boarded wooden fencing to the sides.

**EPC Rating** - EPC rating "D".

**Services** - Mains water, electric and drainage. Solar panels (which are owned)

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







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# The Bungalow, Station Road, Halwill Junction, Beaworthy, Devon, EX21 5XB



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.

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

Albion House  
4 High Street  
Holsworthy  
Devon  
EX22 6EL

Tel: 01409 254 238

Email: [holsworthy@boproperty.com](mailto:holsworthy@boproperty.com)

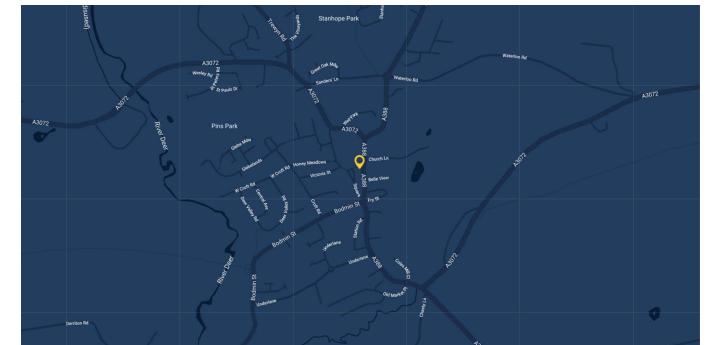
## Have a property to sell or let?

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

**01409 254 238**

for a free conveyancing quote and  
mortgage advice.



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