

OPEN 7  
DAYS A WEEK



**Plot 10, 5 Holly Close, Holly Lane Farm, Halwill  
Junction, Beaworthy, Devon, EX21 5UF**



Introducing plot 10, 5 Holly Close, situated on this select and quality, small development of detached bungalows finished to a high quality standard, all offering spacious and comfortable accommodation throughout with underfloor heating powered by an air source heat pump system. The property will offer 3 bedrooms (1 en-suite) with a generous sized plot offering ample off road parking to the front and double garage. Viewings strictly by appointment with Bond Oxborough Phillips.

**Guide Price £480,000 Freehold**

**Bond Oxborough Phillips**

INDEPENDENT ESTATE AGENTS *The key to moving home*

Albion House, 4 High Street, Holsworthy, Devon, EX22 6EL  
T 01409 254 238 E [holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)

# Plot 10, 5 Holly Close, Holly Lane Farm, Halwill Junction, Beaworthy, Devon, EX21 5UF

## LOCATION

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 TO FIND

From Holsworthy proceed on the A3072 Hatherleigh road for some 4 miles and upon reaching Dunsland Cross, turn right onto the A3079 signed Okehampton. Follow this road for 4 miles and upon reaching the village of Halwill Junction, the entrance to the development will be found on the left hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

**THE ACCOMMODATION COMPRISES (all measurements are approximate):-**

### ENTRANCE HALL

**KITCHEN/DINER** 24'2" (7.37) x 12'2" (3.7) maximum dimensions. A superbly presented, brand new kitchen comprising a high quality range of base and wall units, with worksurfaces over incorporating a inset composite sink/drainage unit with mixer taps. Built-in high-level double oven. Counter-top 4 ring induction hob with extractor system over. Integrated fridge, freezer, and dishwasher. Breakfast Bar area. Ample space for dining table and chairs. Window to front, and French doors opening out to the rear.

**UTILITY ROOM** 15'4" x 6'6" (4.67m x 1.98m) Window to rear. Door to side. Base units with space and plumbing for washing machine, and tumble dryer. Built-in cupboard housing the hot water cylinder.

**LIVING ROOM** 21'4" x 12'7" (6.5m x 3.84m) A light and airy, spacious room with windows and Sliding doors to the rear.

**BEDROOM 1** 12'6" x 11'7" (3.8m x 3.53m) A generous sized double bedroom with window to rear. Door to:

**EN-SUITE** 6'6" x 5'10" (1.98m x 1.78m) Fitted double walk-in shower unit with power shower. Close coupled WC. Wash hand basin. Window to side.

**BEDROOM 2** 13'9" (4.2) x 11'3" (3.43) maximum dimensions. A generous double bedroom with window to front.

**BEDROOM 3** 13'9" x 8'9" (4.2m x 2.67m) Spacious double bedroom with window to front.

**FAMILY BATHROOM** 11' x 5'7" (3.35m x 1.7m) Fitted suite comprising enclosed panelled bath with power shower over. Close coupled WC. Pedestal wash hand basin.

**OUTSIDE** The property occupies a generous sized plot with a brick paved entrance driveway to the front providing ample off road parking, and giving access to the:

**DOUBLE GARAGE** 17'9" x 16'9" (5.4m x 5.1m) Electrically operated vehicle entrance door to front.

Level lawned gardens to rear benefiting from pleasant countryside views. Paved pathways and a patio area adjoin the rear of the property providing an ideal spot for alfresco dining.

**SERVICES** Mains water, electricity, and drainage. Fibre broadband into the property. A "Samsung" air source heat pump powers an underfloor heating system with individual room zone heating controls.

**COUNCIL BAND** Yet To Be Assessed (please note this council band may be subject to reassessment).

**AGENTS NOTE** The property will be sold with a build guarantee (details to be confirmed).

**AGENTS NOTE 2** The measurements and photographs included within these details are of the original Phase 1 Show Home, so therefore should only be used as a guide.

**Bond Oxborough Phillips**

Viewing arrangements through:

Albion House, 4 High Street, Holsworthy, Devon, EX22 6EL  
T 01409 254 238 E holsworthy@bopproperty.com

### Agents Note

Bond Oxborough Phillips have prepared these sales particulars as a general guide and include information provided to us by other parties including the seller, not all of which will have been verified by us.

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. Photographs, measurements, floor plans and distances are given as a guide only.

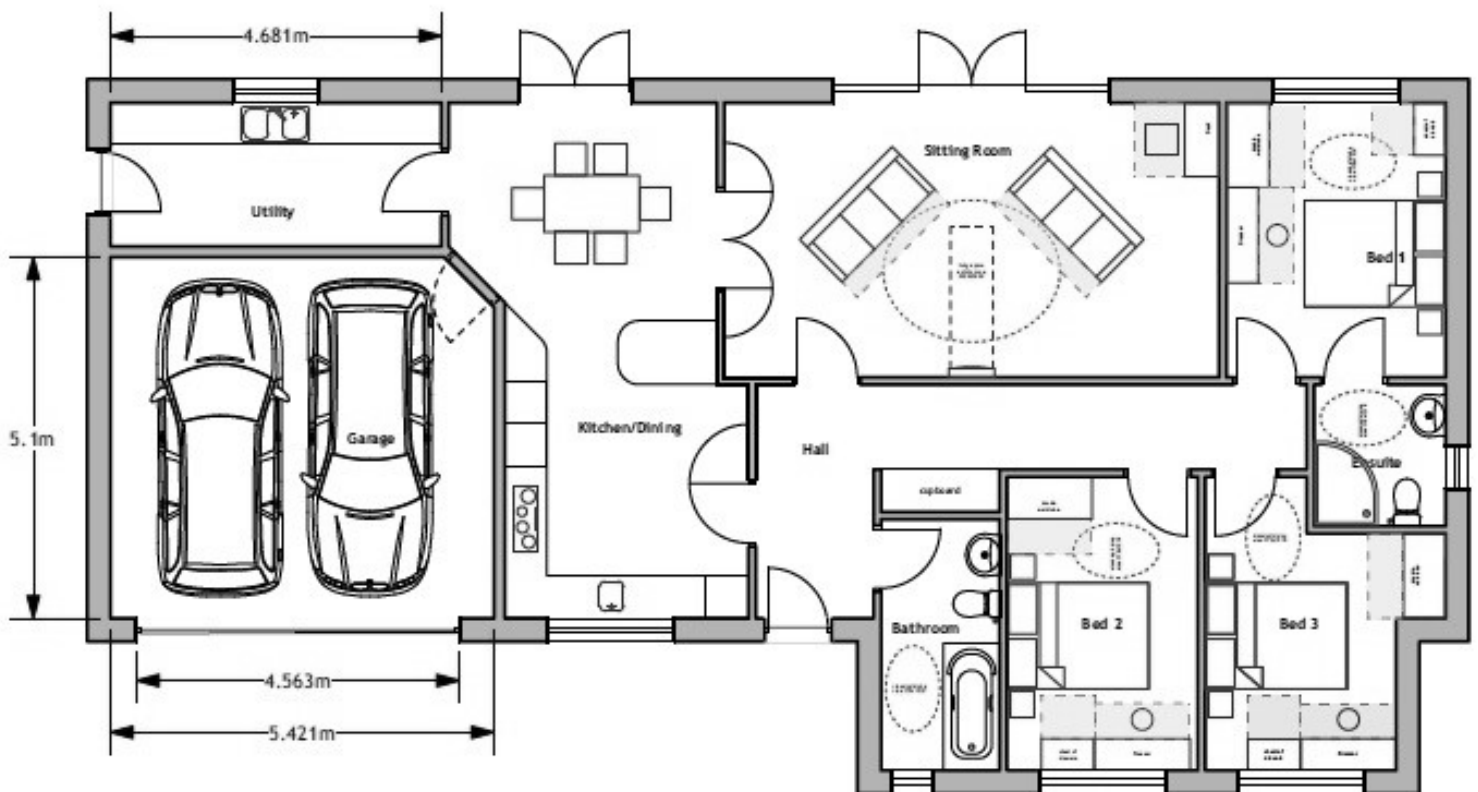
We have not had sight of title documents. We have not checked that the property has all the necessary planning, building

regulation approval, statutory or regulatory permissions or consents.

Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys and professional advice about all relevant aspects of the property including charges payable and lease details.

These sales particulars do not form part of any offer or contract.

### FLOORPLAN (not to scale)





**SITE PLAN (not to scale – for identification purposes only.)**

