



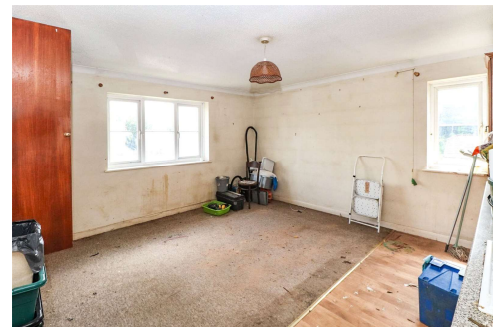
Bond
Oxborough
Phillips

Changing Lifestyles

27 Stationfields
Halwill Junction
Beaworthy
Devon
EX21 5XX



Guide Price: £85,000 Leasehold



Changing Lifestyles

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holsworthy@boproperty.com



- FIRST FLOOR FLAT
- 1 BEDROOM
- OPEN PLAN LIVING
- SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE TO AMENITIES
- USE OF COMMUNAL PARKING
- FOR SALE BY MODERN AUCTION
- LEASEHOLD
- EPC: D

Overview

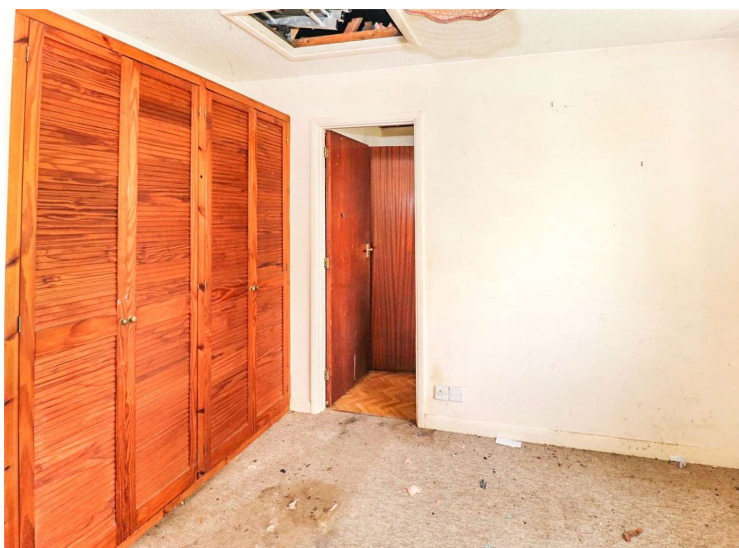
A rare opportunity to acquire this 1 bed, first floor flat with open plan living and bathroom. Situated within the heart of the sought after village of Halwill Junction, being within level walking distance to amenities and good links to the A30. No onward chain.

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, 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 4 miles and upon reaching Dunsland Cross turn right onto the A3079 Okehampton road. Follow this road for 4 miles and you will come to a mini-roundabout in the centre of Halwill Junction, take the left hand turn towards Black Torrington. Take the next left hand turn signposted Stationfields, and flat 27 can be found on the right hand side with a Bond Oxborough Phillips "For sale" board clearly displayed.



27 Stationfields, Halwill Junction, Beaworthy, Devon, EX21
5XX

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The accommodation comprises (all measurements are approximate);

Kitchen - Fitted wall and base units with worktop over. Stainless steel sink, drainer unit with hot and cold taps. Integrated oven plus 4 ring hob with extractor over. Space for undercounter fridge freezer. Window to side elevation.

Living/Dining Room - 13'9" x 13" (4.2m x 0.38m)

Window to front elevation. Cupboard with useful shelves.

Bedroom - 10'9" x 9'2" (3.28m x 2.8m)

Window to rear. Wardrobe with shelves. Wardrobe with rail. Door leading to;

Bathroom - 4'5" x 8'8" (1.35m x 2.64m)

Bath with shower head plus hot and cold taps. WC & Wash hand basin. Opaque window to rear. Tiling. Dimplex heater.

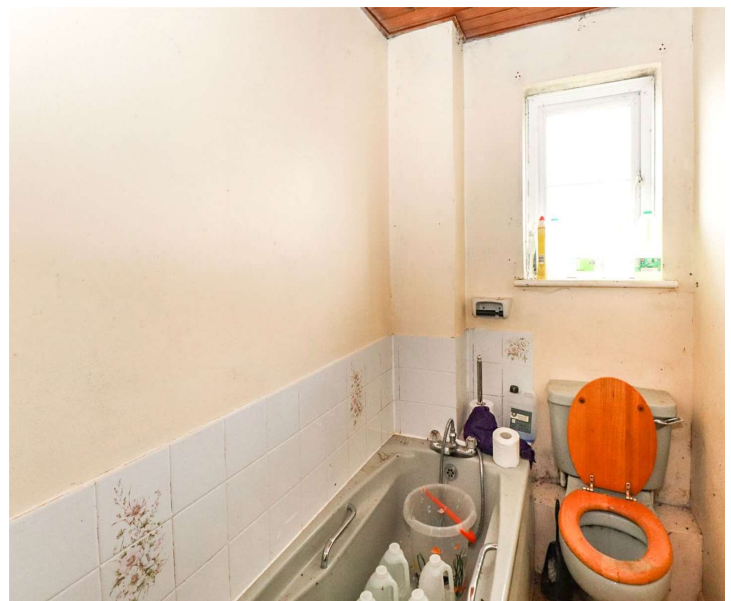
Airing cupboard housing the hot water cylinder and shelves.

Services - Mains water & electricity.

EPC - EPC rating D.

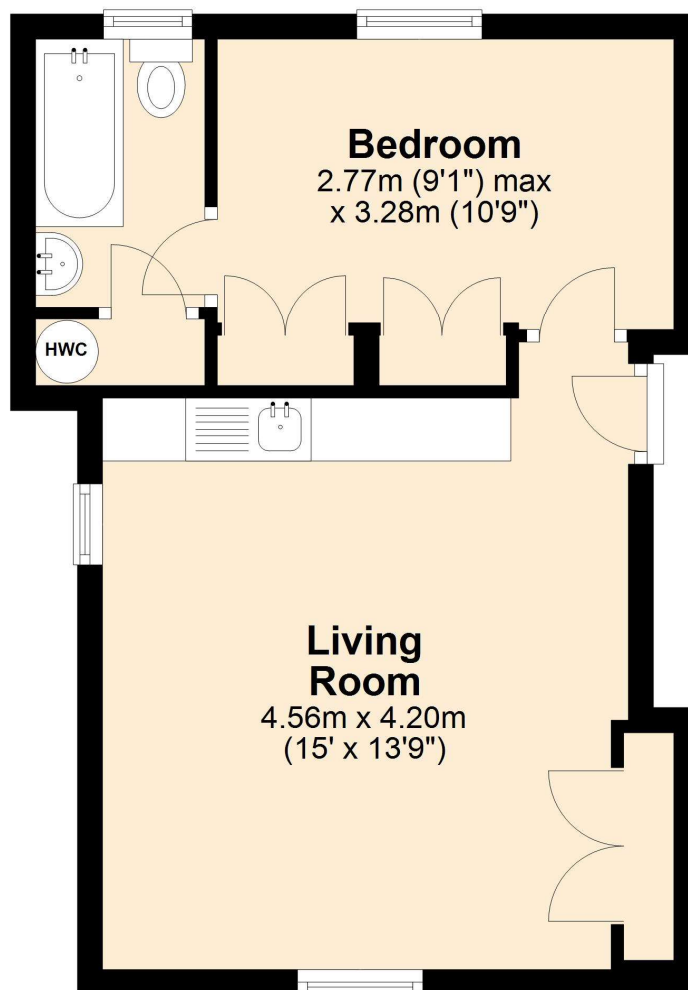
Council Tax Band - Band 'A' (please note this council band may be subject to reassessment).

Leasehold - Leasehold flat with 65 years remaining. 99 Years granted on the 29th of September 1989.



Ground Floor

Approx. 33.3 sq. metres (358.8 sq. feet)



Total area: approx. 33.3 sq. metres (358.8 sq. feet)

Bond Oxborough Phillips - Not to Scale
Plan produced using PlanUp.

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.