



Bond
Oxborough
Phillips

Changing Lifestyles

5 Beeching Close
Halwill Junction
Beaworthy
Devon
EX21 5XY

Asking Price: £189,950
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com



- NEWLY REFURBISHED
- 1 BEDROOM
- END TERRACED BUNGALOW
- ENCLOSED REAR GARDEN
- USE OF COMMUNAL PARKING AREA
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- LEVEL WALK TO A RANGE OF AMENITIES
- AVAILABLE WITH NO ONWARD CHAIN



Available with no onward chain! 5 Beeching close is a newly refurbished 1 bed, end terraced bungalow with enclosed rear garden. The residence is situated in the highly sought after residential village of Halwill Junction, and benefits from being within a level walking distance to a range of amenities. EPC TBC.



5 Beeching Close, Halwill Junction, Beaworthy, Devon, EX21 5XY

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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 second left hand turn signposted Beeching Close. Enter the development and number 5 can be found after a short distance on the left hand side with a Bond Oxborough Phillips "For Sale" sign clearly displayed.

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.

Entrance Hall - Recess to store shoes and coats. Access to useful loft space.

Living/Dining Room - 15'7" x 11'4" (4.75m x 3.45m)

Spacious, light and airy reception room with internal sliding doors to garden room and opening to kitchen area. Ample room for sitting room suite and dining table and chairs. Access to large airing/storage cupboard housing hot water cylinder.

Kitchen Area - 8'10" x 5'9" (2.7m x 1.75m)

A newly fitted kitchen comprising matching wall and base mounted units with work surfaces over, incorporating a stainless steel sink drainer unit and mixer tap. Space for washing machine, free standing fridge/freezer and electric cooker with extractor over. Window to rear elevation overlooking the garden.

Garden Room - 8'4" x 6'3" (2.54m x 1.9m)

Windows to front and side elevations. Sliding doors to rear, leading to the enclosed garden.

Bedroom - 11'4" x 13' (3.45m x 3.96m)

Spacious double bedroom with window to front elevation.

Shower Room - 6'9" x 5'9" (2.06m x 1.75m)

Fitted with a large shower cubicle unit with "Mira Sport" electric shower over, pedestal wash hand basin and concealed cistern WC. Heated towel rail. Window to front elevation.

Outside - The property is approached via a paved path that leads to the front entrance door and a pedestrian gate to the side which leads to the enclosed rear garden. The enclosed rear garden is bordered by

close boarded wooden fencing to the sides and a small brick wall with fencing over to the rear. The rear garden is principally laid with patio slabs for easy maintenance and planted with a variety of mature shrubs.

Services - Mains water, electricity and drainage.

EPC Rating - EPC rating TBC.

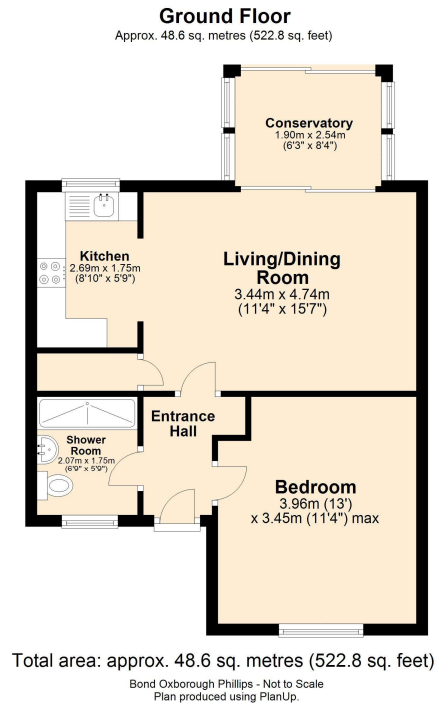
Council Tax Banding - Band 'A' (please note this council band may be subject to reassessment).



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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.

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