

9 Beeching Close
Halwill Junction
Beaworthy
Devon
EX21 5XY

Asking Price: £170,000
Freehold



Changing Lifestyles

01837 500 600
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9 Beeching Close, Halwill Junction, Beaworthy, Devon, EX21 5XY



- 1 BEDROOM
- END TERRACED BUNGALOW
- IN NEED OF MODERNISATION
- ENCLOSED REAR GARDEN
- USE OF COMMUNAL PARKING AREA
- POPULAR VILLAGE LOCATION
- LEVEL WALK TO A RANGE OF AMENITIES
- NO ONWARD CHAIN
- EPC: TBC



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Situated within level walking distance to the centre of the popular village of Halwill is an opportunity to acquire a 1 bedroom end terraced bungalow with enclosed rear garden. The bungalow would benefit from some modernisation throughout and is available with no onward chain. EPC TBC.

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 9 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 - 7'5" x 3'9" (2.26m x 1.14m)

Access to useful storage cupboard and loft space.

Kitchen - 8'9" x 5'9" (2.67m x 1.75m)

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

Living/Dining Room - 15'8" x 11'4" (4.78m x 3.45m)

A light and airy reception room with sliding doors to conservatory and window to side elevation. Ample room for sitting room suite and dining table and chairs.

Bedroom 1 - 13' x 11'5" (3.96m x 3.48m)

Double bedroom with built in wardrobes. Window to front elevation.

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

A fitted suite comprising shower cubicle with "Mira" electric shower over, low flush WC and pedestal wash hand basin. 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 front garden is laid with stone chippings and decorated with potted plants. The enclosed rear garden is bordered by close boarded wooden fencing and is principally laid with patio slabs for easy maintenance, with a planted border.

Services - Mains water, electricity and drainage. Oil fired central heating.

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

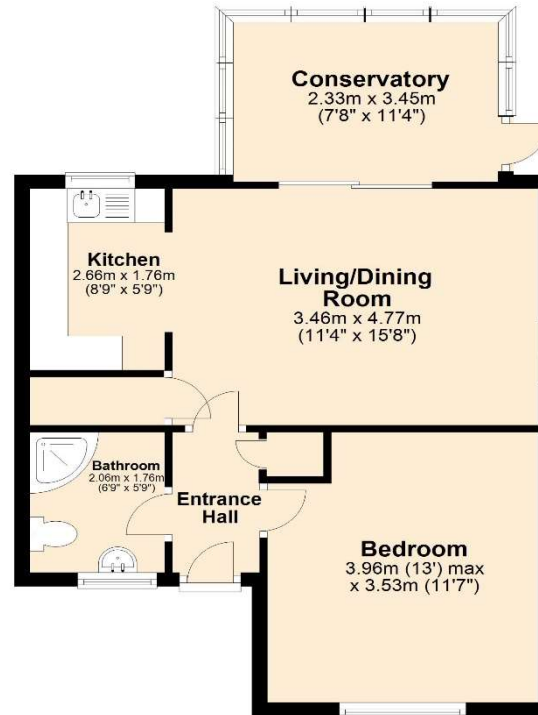
EPC Rating - EPC rating TBC.

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Ground Floor

Approx. 52.4 sq. metres (564.0 sq. feet)



Total area: approx. 52.4 sq. metres (564.0 sq. feet)

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

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