



Bond
Oxborough
Phillips

Changing Lifestyles

1 Oakleaf Close
Halwill Junction
Beaworthy
Devon
EX21 5TY

Offers Over: £259,950 Freehold



Changing Lifestyles

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holsworthy@boproperty.com

1 Oakleaf Close, Halwill Junction, Beaworthy, Devon, EX21 5TY



- DETACHED BUNGALOW
- 2 BEDROOMS
- POPULAR DEVELOPMENT LOCATION
- OFF ROAD PARKING FOR 2 VEHICLES
- GARAGE
- FRONT AND REAR GARDEN
- WALKING DISTANCE OF VILLAGE AMENITIES
- PVCU DOUBLE GLAZED & OIL FIRED CENTRAL HEATING
- EPC: D



An exciting opportunity to acquire this spacious 2 bed detached bungalow, situated in a sought after development on the edge of the popular village of Halwill junction. The residence benefits from front and rear garden, off road parking for 2 vehicles, garage, PVCu double glazing and oil fired central heating. EPC D.



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Directions

From Holsworthy proceed on the A3072 Hatherleigh road and after about 4 miles, turn right at Dunsland Cross onto the A3079 Okehampton road. Follow this road for approximately 4 miles and upon entering Halwill Junction turn right into Stags Wood Drive. Follow the road into the estate and take the left hand signposted Oakleaf Close, continue into the cul-de-sac and number 1 can be found after a short distance on the left hand side.

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

Kitchen/Diner - 13'1" x 9'7" (4m x 2.92m)

A range of matching wall and base mounted units with work surfaces over incorporating a 1 1/2 sink drainer unit, mixer taps, electric cooker with 4 ring hob and extractor over. Space for under counter fridge, freezer. Plumbing for washing machine and space for dishwasher/ tumble dryer. Room for dining table and chairs. Double glazed French patio doors and window to rear elevation.

Living Room - 14'8" x 11'1" (4.47m x 3.38m)

Spacious, light and airy reception room with internal window and double glazed French patio doors leading to conservatory.

Conservatory - 9'5" x 7'2" (2.87m x 2.18m)

Door leading to rear garden.

Bedroom 1 - 11'1" x 9'7" (3.38m x 2.92m)

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

Bedroom 2 - 9'10" x 8'10" (3m x 2.7m)

Currently used as a dressing room. Window to front elevation.

Shower Room - 6'6" x 5'6" (1.98m x 1.68m)

A 3 piece suite comprising corner shower cubicle with "Triton" electric shower over, pedestal wash hand basin and WC. Window to side elevation.

Garage - 19'3" x 9'5" (5.87m x 2.87m)

Manual up and over vehicle entrance door and pedestrian side door. Light and power connected.

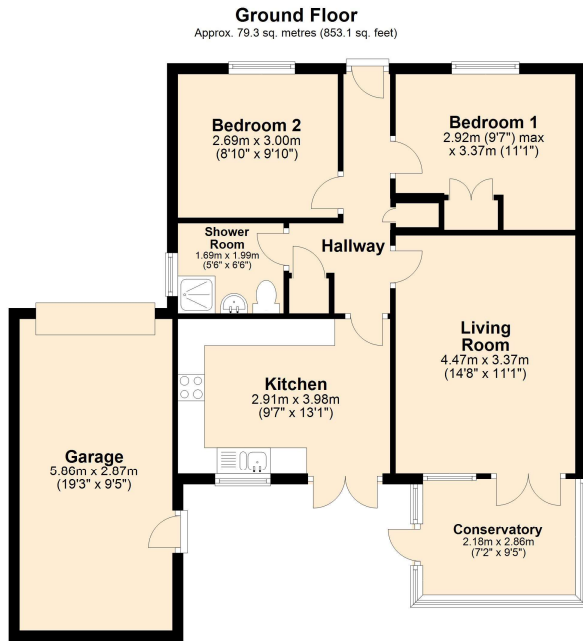
Outside - The property is approached via its own entrance drive providing off road parking for 2 vehicles and access to the garage. The front garden is principally laid to lawn with a couple of mature shrubs and a paved path that leads to the front entrance door. The newly landscaped rear garden and bordered by close boarded wooden fencing. A patio area adjoins the rear of the property providing an ideal spot for alfresco dining.

Services - Mains water, electricity, and drainage. Oil fired central heating. New boiler installed in 2023.

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

EPC Rating - EPC Rating D.





Total area: approx. 79.3 sq. metres (853.1 sq. feet)

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



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.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	