



Bond
Oxborough
Phillips

Changing Lifestyles

2 Luxton Close
Halwill Junction
Beaworthy
EX21 5TS

Asking Price: £325,000
Freehold




Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

2 Luxton Close, Halwill Junction, Beaworthy, EX21 5TS

- 2/3 BEDROOMS
- 1 ENSUITE SHOWER ROOM
- DETACHED BUNGALOW
- OFF ROAD PARKING FOR 1 VEHICLE
- SINGLE INTERGAL GARAGE
- FRONT AND REAR GARDEN
- SOUGHT AFTER RESIDENTIAL CUL-DE-SAC
- SITUATED WITHIN THE POPULAR VILLAGE OF HALWILL
- GOOD LINKS TO THE A30 AND OKEHAMPTON
- EPC: TBC



An exciting opportunity to acquire this 2/3 bedroom (1 ensuite) detached bungalow, situated in a sought after residential development being within walking distance of the village amenities, with great links to Okehampton and the A30. The residence benefits from an off road parking space, integral garage, front and rear garden, PVCu double glazing and oil fired central heating. EPC TBC.



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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 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 and take the right hand turn into Luxton Close, number 2 will be found after a short distance on the left hand side with its number plaque clearly displayed.



Internal Description

Entrance Hall - (Max) 18'2" x 6' ((Max) 5.54m x 1.83m)
Access to airing cupboard and storage cupboard.

Kitchen/Diner - (Max) 13'1" x 10'6" ((Max) 4m x 3.2m)
A fitted kitchen comprising matching wall and base mounted units with work surfaces over, incorporating a 1 1/2 stainless steel sink drainer unit with mixer tap. AEG electric oven and grill, 4 ring electric hob with extractor over. Space for under counter fridge. Space for dining table and chairs. Window to rear elevation, overlooking the garden.

Living Room - 14'2" x 12'6" (4.32m x 3.8m)
Large reception room with window to garden and double glazed French patio sliding door to conservatory. Ample room for sitting room suite.

Separate Dining Area - 9'9" x 7'5" (2.97m x 2.26m)
Currently being used as a dining area but was previously used as the 3rd bedroom (a stud wall would need to be reinstated if wanted as a 3rd bedroom). Window to rear elevation.

Conservatory - 9'3" x 8' (2.82m x 2.44m)
Windows to side and rear elevations. Sliding door leading to garden.

Bedroom 1 - 12'7" x 9'1" (3.84m x 2.77m)
Double bedroom with built in double wardrobe. Window to front elevation.

Ensuite Shower Room - 7'3" x 3'11" (2.2m x 1.2m)
Fitted with a large shower cubicle, pedestal wash hand basin and close coupled WC. Window to side elevation.

Bedroom 2 - 11'1" x 8'8" (3.38m x 2.64m)
Double bedroom with window to front elevation.

Bathroom - (Max) 11' x 5'5" ((Max) 3.35m x 1.65m)
A fitted suite comprising "P" shaped bath with mains shower attachment over, low flush WC, vanity unit with inset wash hand basin.

Utility Room - 7'10" x 5'6" (2.4m x 1.68m)
Fitted with a range of matching wall and base mounted units with work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap. Space and plumbing for washing machine and under counter freezer. Window and door to rear elevation.

Garage - 20'7" x 8'9" (6.27m x 2.67m)
Single garage with electric up and over vehicle entrance door to front. Power and light connected and access to loft space. "Worcester" oil fired boiler. Internal door to kitchen.

Outside - The property is approached via its own tarmacked entrance drive providing off road parking for 1 vehicle and giving access to the single garage and front entrance door. The front garden is principally laid to lawn and planted with a variety of established flowers and shrubs. A side gate leads to the low maintenance rear garden which has been landscaped with area of patio and stone chippings and decorated with a range of mature flowers and shrubs. The garden is bordered by close boarded wooden fencing providing a high degree of privacy.

EPC Rating - EPC rating TBC.

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

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

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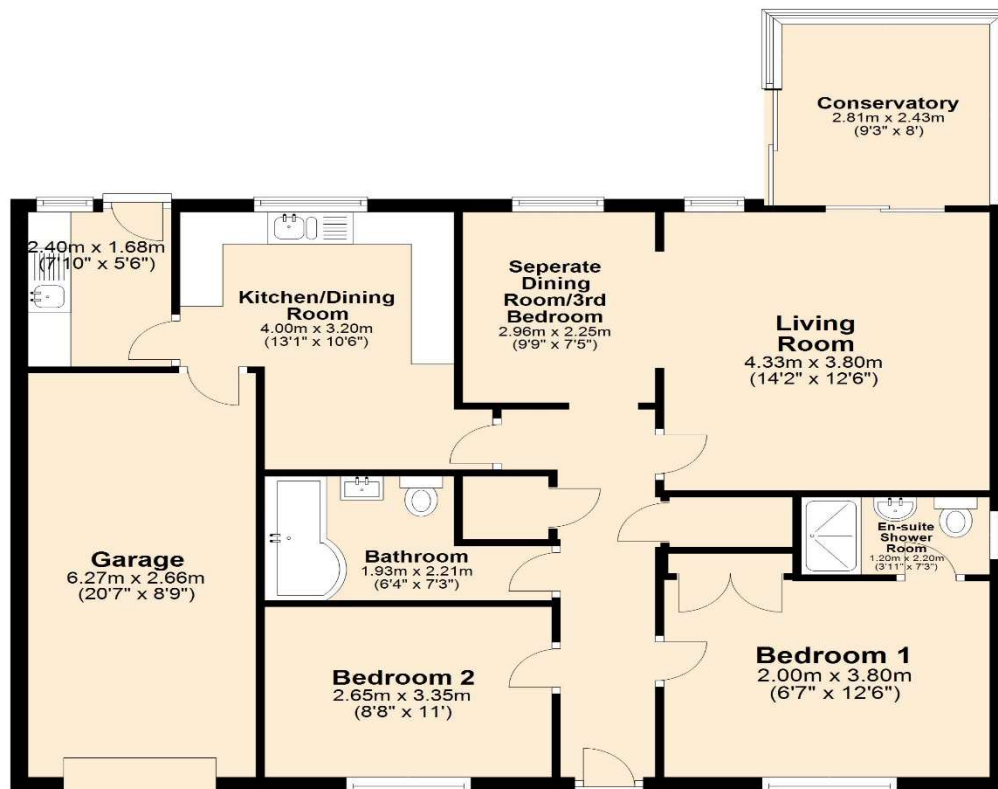
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Ground Floor

Approx. 108.2 sq. metres (1164.9 sq. feet)



Total area: approx. 108.2 sq. metres (1164.9 sq. feet)

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



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We are here to help you find and buy your new home...

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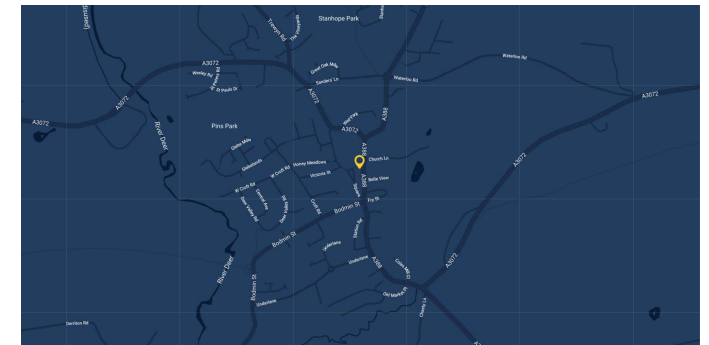
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