



28 Stationfields  
Halwill Junction  
Beaworthy  
Devon  
EX21 5XX

**Offers Over: £85,000**  
**Leasehold**



Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com

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



- FIRST FLOOR FLAT
- 1 BEDROOM
- OPEN PLAN LIVING
- USE OF COMMUNAL PARKING AREA
- SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE TO A RANGE OF AMENITIES
- PERFECT INVESTMENT OPPORTUNITY OR FIRST TIME BUYER PURCHASE
- LONG LEASE
- AVAILABLE WITH NO ONWARD CHAIN



**Situated in a prime location within the sought after village of Halwill Junction, is an opportunity to acquire this well presented, 1 bedroom, first floor flat. The residence comes with use of the nearby communal parking area and a long lease. The flat is well suited to those looking to get onto the housing ladder, or alternatively a good investment opportunity. Available with no onward chain. EPC D.**



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**Open plan Kitchen/Living Area** - 15' x 13'9" (4.57m x 4.2m)

A fitted kitchen comprising a range of wall and base mounted unit with work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap. Built in electric 4 ring "Lamona" hob with extractor over, and electric oven. Space for under counter fridge/freezer and washing machine. Room for dining table and chairs and sitting room suite. Modern Dimplex Quantum High Heat Retention electric night storage radiator. Access to useful storage cupboard. Window to front elevation, with distant views extending to Dartmoor.

**Bedroom** - 10'10" x 9'3" (3.3m x 2.82m)

Double bedroom with large built-in wardrobe. Electric night storage heater. Window to rear elevation.

**Bathroom** - 8'7" x 4'5" (2.62m x 1.35m)

A fitted suite comprising panel bath with electric "Mira" shower over, low flush WC, pedestal wash hand basin and heated towel rail. Access to airing cupboard housing hot water cylinder. Frosted window to rear elevation.

**Services** - Mains water. electric and drainage.

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

**EPC Rating** - EPC rating D (66) with the potential to be C (76). Valid until December 2031.

**Lease Information** - Original lease granted in 1989 for 99 years, the lease was then extend in 2021 for 999 year lease, there is 964 years remaining, with an end lease date 2988.

**Maintenance Charge** - The maintenance charge for 2024, including the ground rent was £575 (subject to an annual review) .

### 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 28 can be found on the right hand side with a Bond Oxborough Phillips "For sale" board 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

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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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		<b>76</b>
(55-68)	<b>66</b>	
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## 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.

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.