

4 Holly Close
Halwill
Beaworthy
Devon
EX21 5DR

Asking Price: £495,000



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

4 Holly Close, Halwill, Beaworthy, Devon, EX21 5DR

- - DETACHED BUNGALOW
- - IMMACULATELY PRESENTED
- - SPACIOUS AND COMFORTABLE ACCOMODATION
- - 3 BEDROOM (1 ENSUITE)
- - GENEROUS OFF ROAD PARKING
- - PRIVATE ENCLOSED REAR GARDEN
- - UNDERFLOOR HEATING THROUGHOUT
- EPC: B
- COUNCIL TAX BAND: D



Overview



Bond Oxborough Phillips are proud to offer this immaculately presented 3 bedroom (1 en-suite) detached bungalow. The residence is situated on the edge of the sought after village of Halwill Junction and is part of a newly established quality development. Furthermore, the property boasts generous off road parking in addition to an enclosed rear garden which enjoys stunning countryside views. Throughout, the residence has a light and airy feel whilst also providing spacious accommodation which is complemented by underfloor heating powered by an air source heat pump. Viewings are strictly to be appointment with Bond Oxborough Phillips. EPC "B".

Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

4 Holly Close, Halwill, Beaworthy, Devon, EX21 5DR

Changing Lifestyles

Location

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, "all weather" pitch, 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.



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

4 Holly Close, Halwill, Beaworthy, Devon, EX21 5DR

Hallway - 3'11" x 25'6" (1.2m x 7.77m)

Access to useful storage cupboard.

Kitchen / Diner - 24'2" x 13'1" (7.37m x 4m)

An immaculately presented modern kitchen diner with matching wall and base mounted units as well as work surfaces over incorporating an inset 1 1/2 sink drainer unit with mixer tap, 4 ring induction hob and extractor fan. Built in high level oven and integrated dishwasher with space for free standing double fridge freezer. Useful breakfast bar with plenty of surrounding space for dining table and chairs. Window to front elevation and UPVC French double glazed doors opening to enclosed rear garden

Office / Study - 17'3" x 10' (5.26m x 3.05m)

A spacious room which is currently occupied as an office but is equally as suiting as a double bedroom or additional reception room.

Utility Room - 6'6" x 10' (1.98m x 3.05m)

Fitted with a range of matching units with work surfaces over incorporating a stainless steel sink drainer unit with mixer tap. Space and plumbing for washing machine and tumble dryer. Window to rear elevation and door to side elevation.

Living Room - 12'7" x 21'1" (3.84m x 6.43m)

A light and airy spacious reception room with bi-fold doors opening to enclosed rear garden.

Bedroom 1 - 12'6" x 10'4" (3.8m x 3.15m)

A generous double bedroom with built-in storage wardrobes and a window to the rear elevation.

Ensuite - 6'10" x 6'4" (2.08m x 1.93m)

Fitted with a double walk-in shower, vanity unit with incorporated hand basin and low flush W.C. Wall mounted heated towel rail and window to side elevation.

Bedroom 2 - 10'9" x 8'11" (3.28m x 2.72m)

Double bedroom with built in storage cupboard. Window to front elevation.

Bedroom 3 - 13'9" x 8'9" (4.2m x 2.67m)

Double bedroom with window to front elevation.

Bathroom - 10'3" x 5'7" (3.12m x 1.7m)

A fitted suite comprises an enclosed panel bath with shower over. Vanity unit with incorporated hand basin and low flush W.C. Wall mounted heated towel rail and window to front elevation.

Outside - The property is approached via its own entrance drive providing ample off road parking for 3 vehicles. To the side of the residence is a pedestrian walkway that gives access to the rear garden. The private enclosed rear garden is principally laid to lawn and bordered by close boarded wooden fencing. Adjoining the rear of the property is paved patio are providing the ideal spot

Changing Lifestyles

for alfresco dining whilst also boasting beautiful countryside views.

Services - Mains electricity, water and drainage. An air source heat pump powers underfloor heating throughout the residence with individual heating zones.

EPC - Currently rated 85, potential to reach 94.

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



4 Holly Close, Halwill, Beaworthy, Devon, EX21 5DR

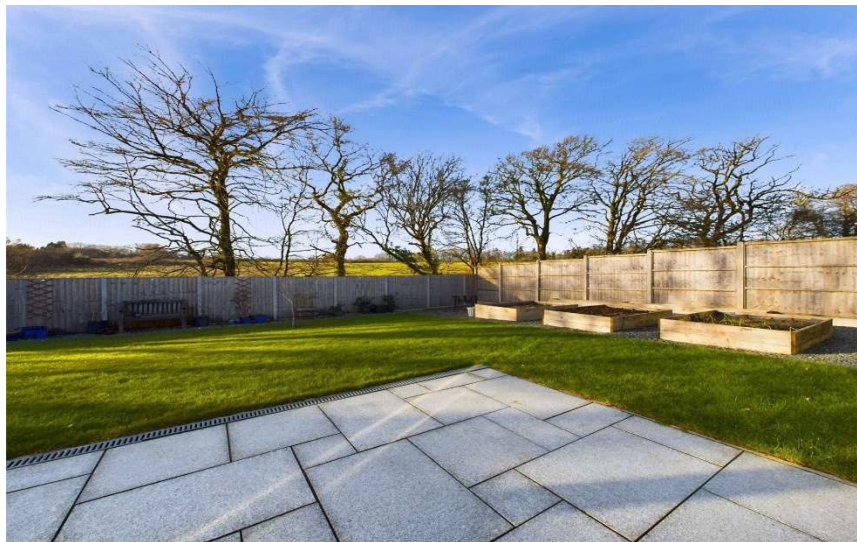
Changing Lifestyles



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

4 Holly Close, Halwill, Beaworthy, Devon, EX21 5DR



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

4 Holly Close, Halwill, Beaworthy, Devon, EX21 5DR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Holsworthy proceed on the A3072 Hatherleigh road for some 4 miles and upon reaching Dunsland Cross, turn right onto the A3079 signed Okehampton. Follow this road for 4 miles and upon reaching the village of Halwill Junction, the entrance to the development will be found on the left hand side, upon entering the development, number 4 Holly Close is the fourth property on the left hand side.

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.

Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

4 Holly Close, Halwill, Beaworthy, Devon, EX21 5DR

Changing Lifestyles

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

Albion House
4 High Street
Holsworthy
Devon
EX22 6EL

Tel: 01409 254 238

Email: holsworthy@boproperty.com

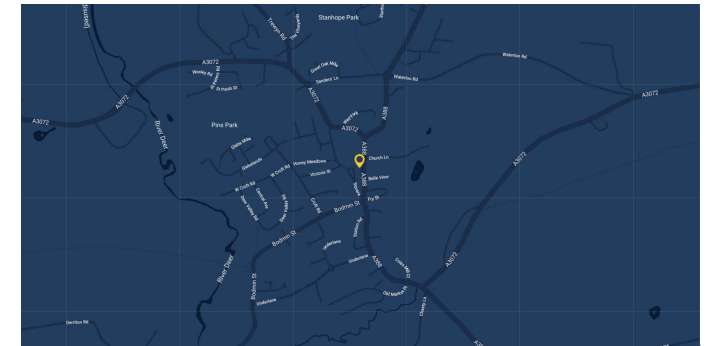
Have a property to sell or let?

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.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01409 254 238

for a free conveyancing quote and
mortgage advice.



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com