

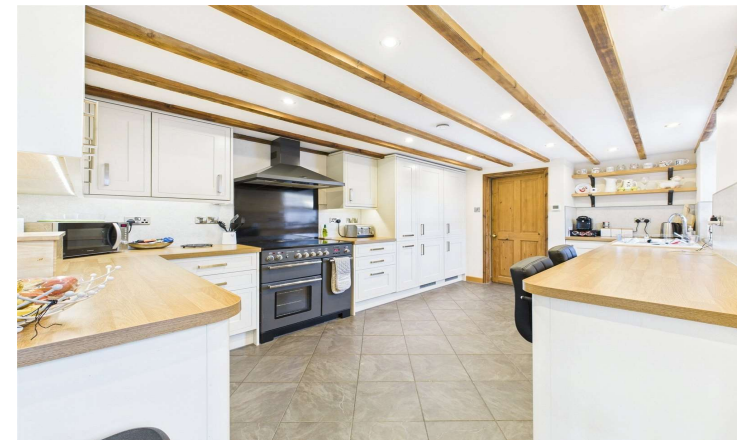


Bond
Oxborough
Phillips

Changing Lifestyles

1 Borobreach
Halwill Junction
Beaworthy
Devon
EX21 5UB

Asking Price: £340,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

1 Borobreach, Halwill Junction, Beaworthy, Devon, EX21 5UB



- ATTRACTIVE SEMI DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- 3/4 BEDROOMS
- 2 RECEPTION ROOMS
- EXTENSIVE OFF ROAD PARKING AREA
- ENCLOSED AND GENEROUS REAR GARDEN
- SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE TO AMENITIES
- GREAT LINKS TO OKEHAMPTON/A30, HOLSWORTHY AND THE NORTH CORNISH COASTLINE



Situated in the heart of the sought after village of Halwill, being within level walking distance to a range of amenities is 1 Borobreach. This charming 3/4 bedroom, 2 reception room, semidetached cottage offers well presented and spacious accommodation throughout, along with extensive off road parking for a variety of vehicles and generous enclosed rear garden, that backs onto open farmland. An internal viewing is highly recommended.



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Directions

From Holsworthy proceed on the A3072 Hatherleigh road for some 4 miles and upon reaching Dunslad Cross, turn right onto the A3079 signed Okehampton. Follow this road for 4 miles and you will reach the village of Halwill. Continue through the village for a short distance and the entrance to 1 Borobreach will be found on the left hand side with its name plaque 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, "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.



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Internal Description

Entrance Porch - 6' x 4'4" (1.83m x 1.32m)

External door to front elevation and windows to front and side elevations. Space to store shoes. Internal door leading to the inner hall.

Living Room - 14'11" x 12'2" (4.55m x 3.7m)

A cosy reception room with feature fireplace housing wood burning stove, decorative stone surround, slate hearth and wooden mantle. Ample room for sitting room suite. Window to front elevation.

Dining Room - 14'11" x 9'5" (4.55m x 2.87m)

Light and airy dual aspect reception room with windows to front and rear elevations. Ample room for dining table and chairs.

Kitchen - 14'8" x 10' (4.47m x 3.05m)

A modern fitted kitchen comprising a range of wall and base mounted units with work surfaces over, incorporating a ceramic 1 1/2 sink drainer unit with mixer tap over. Built in Range Master electric cooker with hob and extractor over, fridge, freezer and dishwasher. Breakfast bar. Window and door to side elevation, leading to the garden.

Utility Room - 7'5" x 7'5" (2.26m x 2.26m)

Fitted with base mounted unit with work surfaces over incorporating a stainless steel sink drainer unit with mixer tap over. Space and plumbing for washing machine. Grant

oil fired boiler. Ample room to store shoes and hang coats. External door leading to the garden.

Cloakroom - 4'6" x 3'10" (1.37m x 1.17m)

Fitted with a corner wall hung sink and close coupled WC. Frosted window to side elevation.

First Floor Landing - 13'7" x 5'9" (4.14m x 1.75m)

Access to useful storage cupboard. Window to rear elevation, overlooking the garden.

Bedroom 1 - 15'8" x 10'4" (4.78m x 3.15m)

Generous double bedroom with window to side elevation.

Bedroom 4/Nursery - 10'2" x 5'7" (3.1m x 1.7m)

Currently set up by the owners as a nursery, but would also suit a variety of other uses including dressing room or ensuite. Window to rear elevation, overlooking the garden.

Bedroom 2 - 12' x 9'5" (3.66m x 2.87m)

Spacious double bedroom with window to front elevation.

Bedroom 3 - 15'4" x 7'1" (4.67m x 2.16m)

Double bedroom with window to front elevation.

Family Bathroom - 7'9" x 7'8" (2.36m x 2.34m)

Fitted with a matching white 3 piece suite, comprising "P" shaped bath with mains fed shower over, vanity unit with inset wash hand basin and low flush WC. Heated towel rail. Velux window.

Outside - The property is approached via a large gravelled drive providing off road parking for a variety of vehicles and giving access to the front entrance porch. A wooden side gate gives access to the enclosed and generous rear garden, which is principally laid to lawn and bordered by close boarded wooden fencing to the sides and Devon bank with mature trees to the rear, backing onto open farmland. Adjoining the rear of the property is a large patio area providing the ideal spot for alfresco dining and entertaining.

Outside Store - 7'4" x 7' (2.24m x 2.13m)

Light and power connected.

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

EPC Rating - EPC Rating E (44) with the potential to be C (77). Valid until July 2030.

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

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Email: holsworthy@bopproperty.com

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the team at Bond Oxborough
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mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	