



**6 Oakleaf Close, Halwill Junction,
Beaworthy, Devon, EX21 5TY**

Guide Price £299,995 Freehold





A well-presented bungalow in a cul de sac location with off road parking and front and rear gardens

- 3 Bedrooms (1 En Suite)
 - Lounge
- Kitchen/Breakfast Room
 - Bathroom
 - Attached Garage
 - Off Road Parking
 - Gardens
- EPC D & Council Tax D



SITUATION Set in the self-contained village of Halwill Junction with amenities including post office, village shop and primary school. More comprehensive facilities, including Waitrose, can be found at either Holsworthy (8 miles) or Okehampton (11 miles).

At Okehampton there is access to the vital A30 trunk road and railway services to the City of Exeter. At Exeter there is the M5 motorway network, mainline railway station serving London Paddington and an International Airport.

DESCRIPTION A well-presented, link-detached bungalow with accommodation illustrated on the floorplan and which briefly comprises: entrance hall with storage cupboard, lounge with fireplace

with electric fire and patio doors to the rear, kitchen/breakfast room with base and wall units, integral electric hob, integral oven and appliance space.

There are 3 double bedrooms, one with en suite shower room and wc. (Bedroom 3 is currently used as a dining room). The bathroom comprises a panelled bath, wc and pedestal wash hand basin.

OUTSIDE Approached from the cul de sac via a brick paved driveway with off road parking and landscaped garden areas with artificial grass for ease of maintenance.

To the side of the property is off road parking for



1-2 vehicles and the single garage with oil fired boiler and pedestrian door to the rear garden.

VIEWINGS Strictly by appointment through David J Robinson Estate Agents and Auctioneers.

A path leads to a pedestrian gate giving access to the rear garden which has been landscaped with artificial grass, a patio area ideal for al fresco dining, raised beds with mature shrubs and shed.

SERVICES Mains electricity, mains drainage, mains water, oil fired central heating. Council tax band: D. Full EPC available on request.

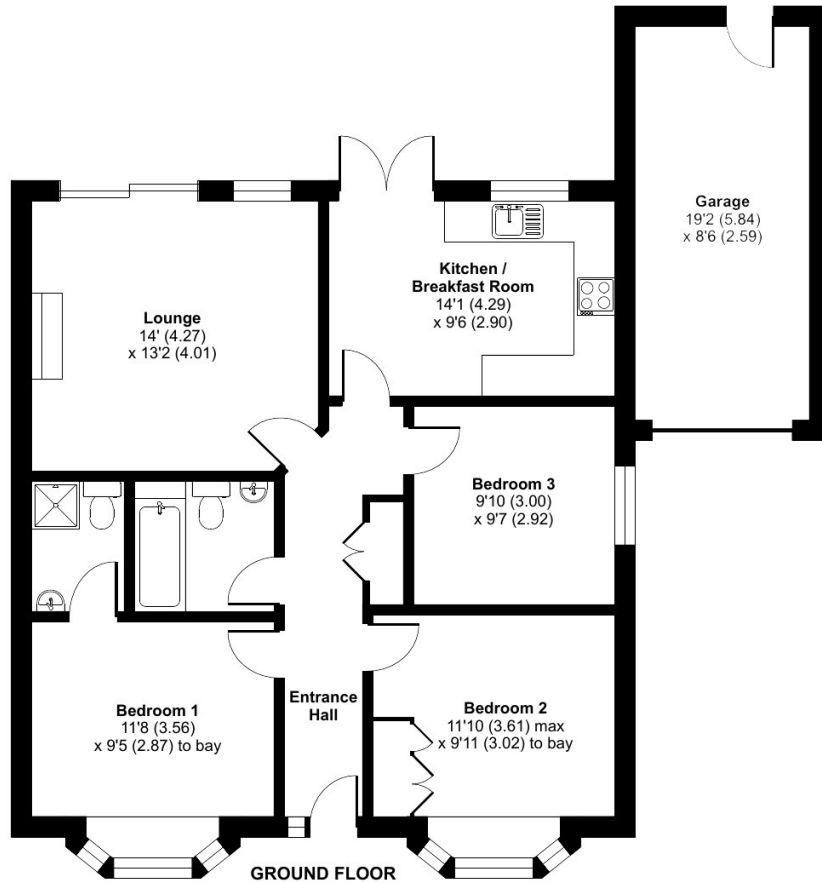
Please note the agents have not inspected or tested these services.

DIRECTIONS From Holsworthy take the A3072 towards Hatherleigh and at Dunsland Cross turn right towards Halwill on the A3079. Follow this road for 3.5 miles into Halwill Junction. Proceed into the village for almost half a mile and turn right into Stags Wood Drive. Take the first turning on the left into Oakleaf Close and number 6 will be found towards the end of the cul de sac in front of you.

What3Words: /// result.wasps.copes.

Approximate Area = 1052 sq ft / 97.7 sq m (Includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2022. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 923788

For more information or to arrange a viewing, please contact us:

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