



HALWILL JUNCTION Immaculate Modern Home

O.I.R.O. £190,000

 2 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: D (68)

MILLER TOWN & COUNTRY
exp UK



- » Well Presented Modern House
- » 2 Spacious Double Bedrooms
- » Modern Kitchen & Shower Room
- » Enclosed Rear Gardens
- » Communal Parking + Visitor Parking
- » Close to Amenities & Bus Route
- » Easy Access to Dartmoor & north coast beaches

The Property

This immaculate home is located in a quiet cul-de-sac and presents an ideal opportunity to first-time buyers or landlord investors for a move-in ready property.

There is a modern kitchen and shower room and upstairs are two spacious double bedrooms, both of which have built-in wardrobes and plenty of storage. Communal resident and visitor parking is located to the front of the property, and a good sized garden is can be found to the rear. The garden includes a gravelled area (nice easy maintenance!) and a patio, perfect for al fresco dining.



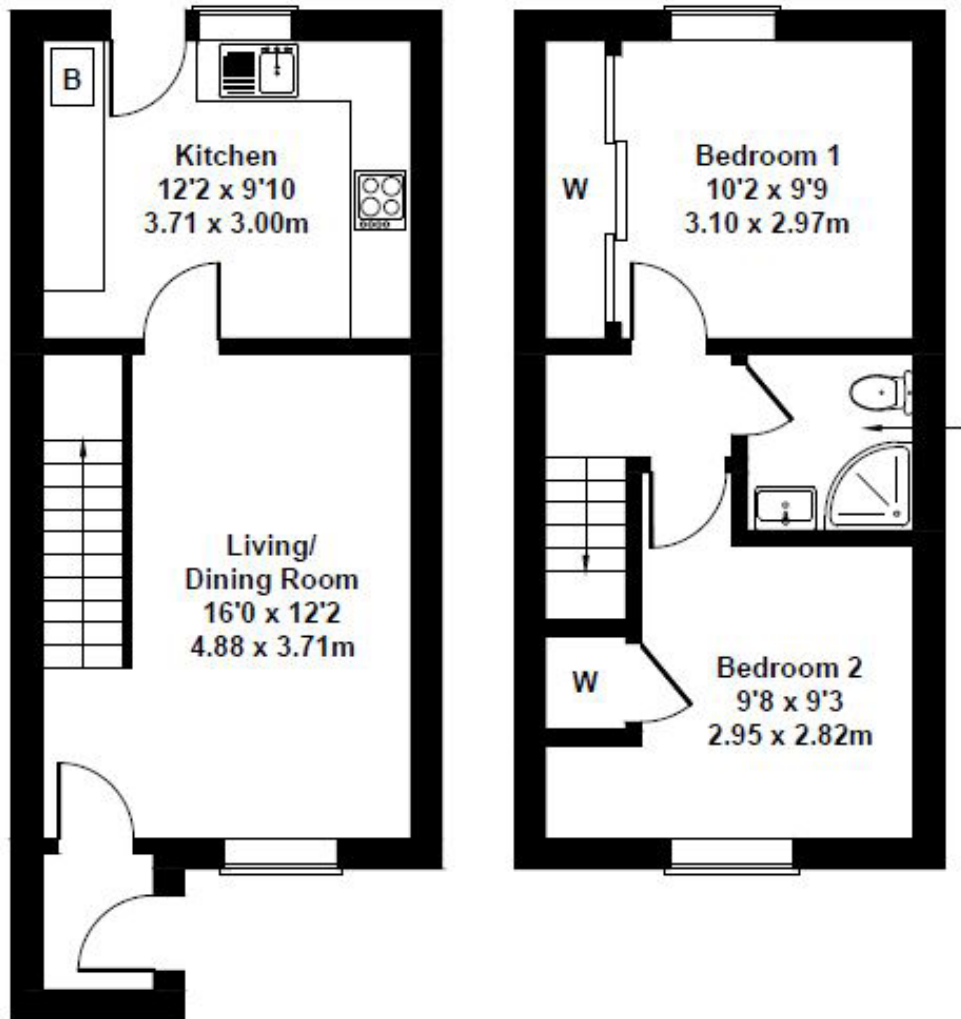
Location

The home sits within a quiet cul de sac in the heart of the village of Halwill Junction, a stones throw from the village amenities including a Post Office, general store, primary school and pub. There is a lovely village hall and a great sense of community here with frequent village events on offer. Outdoor lovers can enjoy wonderful walks from the front door, and the wilds of Dartmoor and the spectacular north coast beaches are easily accessible. Okehampton (11 miles) and Holsworthy (7 miles) both offer further retail and services as well as secondary schooling. Rail connection to Exeter and on to London is available from Okehampton.



Approximate Gross Internal Area
659 sq ft - 61 sq m

Shower Room
6'5" x 5'6"
1.96 x 1.68m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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Accommodation Ground Floor

Porch 3'8" x 4'6"

Kitchen 12'2" x 9'10"

Living Room 12'2" x 16'0"

First Floor

Bedroom 1 9'9" x 10'2"

Bedroom 2 9'8" x 9'3"

Bathroom 5'6" x 6'5"

Outside

Gravelled front garden

Walled rear garden with patio area

Garden shed

Pedestrian gate to rear leading to amenities

Communal resident & visitor parking

Services:

Mains electricity, water & drainage

Oil-fired central heating

Superfast broadband

Council Tax Band: B

Tenure: Freehold



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01837 54080 | okehampton@millertc.co.uk

www.millertc.co.uk

2 Jacob's Pool House, 11 West Street,
Okehampton, Devon, EX20 1HQ



VIEWING:

Strictly through the vendor's sole agents

Tavistock 01822 617243

Okehampton 01837 54080

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