



16 Beeching Close



Okehampton 11 Miles, Holsworthy 8 Miles.

A well appointed chain free, three bedroom detached bungalow with parking, garage and gardens.

- Kitchen/Breakfast Room
- Sitting Room
- Three Bedrooms
- Shower Room
- Gardens To Front And Rear
- Garage and Parking
- No Chain
- Freehold
- Council Tax Band C
- EPC Band E

Guide Price £320,000

SITUATION

The property is situated in a quiet cul de sac, within the heart of Halwill. The village amenities are within easy walking distance of the property and include an excellent range of local services and shops including a primary school, village store, post office and public house. The village enjoys a main bus service from Bude to Exeter, and nearby Holsworthy again has a good range of shops and services and a Waitrose supermarket. The town of Okehampton has an excellent range of shops, services, educational, recreational and leisure facilities and is similarly within easy driving distance. From Okehampton there is direct access to the A30 dual carriageway providing a direct link with the cathedral city of Exeter a further 23 miles away with its M5 motorway, mainline rail and international air connections. Halwill Junction is surrounded by attractive open countryside and there are many opportunities for riding and walking in nearby forestry woodlands. The north coasts of Cornwall and Devon are within easy travelling distance with attractive beaches and delightful coastal scenery.

DESCRIPTION

A three bedroom chain free detached bungalow, with double glazing and electric heating throughout. The living accommodation is spacious and offers a modern kitchen/dining room, large sitting room and modern shower room. Occupying a level plot, the residence is complemented by well-maintained gardens to both the front and rear, together with an attached garage and ample parking. The interior offers light, generously proportioned accommodation, making it particularly well-suited to family living or retirement.

ACCOMMODATION

Covered ENTRANCE PORCH: With double glazed door to: ENTRANCE HALL: Night storage heater, telephone point, through to INNER HALL: Fitted airing cupboard with hot water tank, immersion heater and linen shelving. Further storage cupboard. Night storage heater. Access to roof space. SITTING ROOM: A spacious and light room with double glazed window to front. Log effect electric fire in moulded surround and hearth. Night storage

heater. Glazed double doors open to KITCHEN/DINING ROOM: Kitchen Area: Modern range of wall and base cupboards and drawers with work surfaces over. Inset sink and drainer with mixer tap, fitted breakfast bar with space under for washing machine. Integral oven, hob and extractor hood over. Night storage heater, window to rear garden and door to hallway. DINING AREA: Having double glazed sliding patio doors to rear gardens and doors to sitting room. BEDROOM 1: Window to front, night storage heater. BEDROOM 2: Window overlooking rear garden, electric panel heater. BEDROOM 3: Window to front. Panel heater. SHOWER ROOM: Large shower cubicle with electric shower, vanity wash basin, WC, heated towel radiator. Two opaque windows to rear.

OUTSIDE

The property is approached from the Cul-De-Sac via a tarmac driveway/parking area with space for a number of vehicles and an adjoining area of front lawned garden. The driveway gives access to an attached GARAGE: with up and over door to front and rear personal access door, power and light connected. Side gateway and paved path gives access to the delightful rear garden area, which is laid to level lawn with well stocked flower beds and borders with a wealth of plants, trees and shrubs. Immediately to the rear of the bungalow is a good sized paved patio with outside tap and this patio extends around to the side of the bungalow, with access to the rear of the garage.

SERVICES

Mains electricity, water and drainage. Mobile Coverage: EE, 3, 02 and Vodafone good outdoor (Ofcom). Broadband Coverage: Superfast available upto 62Mbps (Ofcom).

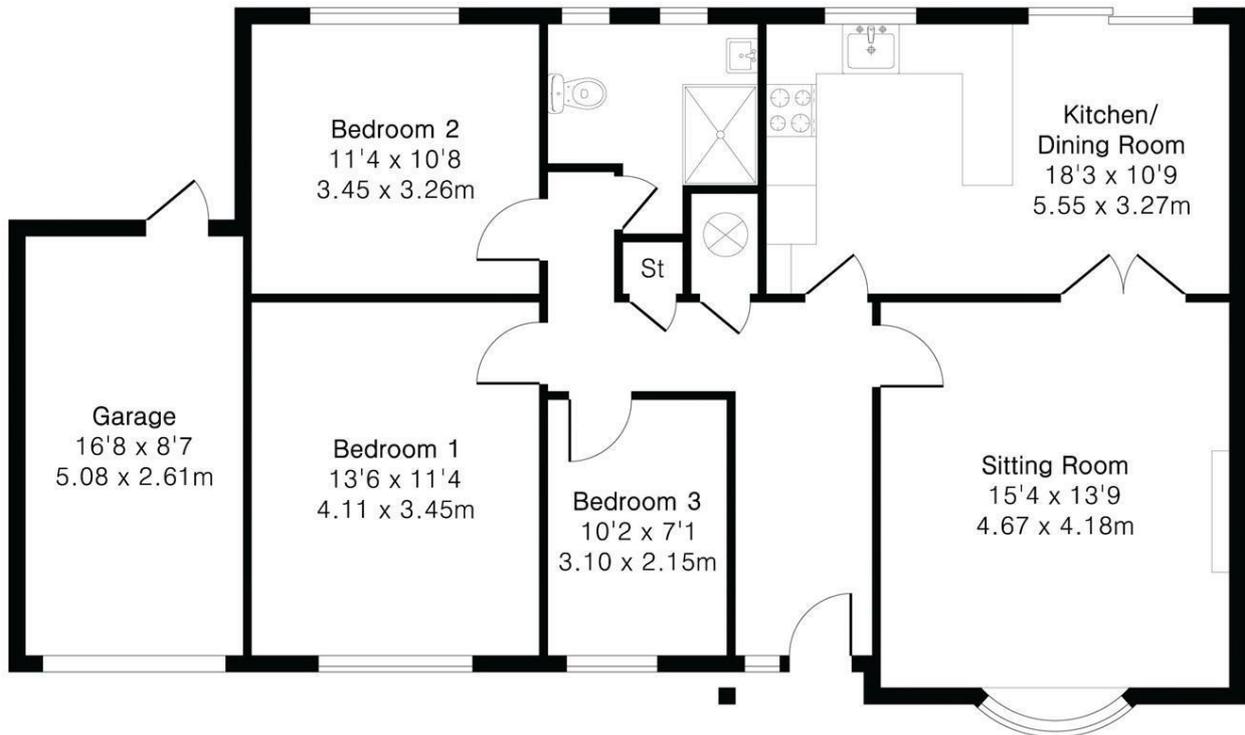
DIRECTIONS

what3words dragonfly.specifies.stylist
For SAT NAV purposes the postcode is EX21 5XY.



**Approximate Gross Internal Area 988 sq ft - 92 sq m
(Excluding Garage)**

Garage Area 143 sq ft – 13 sq m



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	74

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