



HALWILL  
£230,000

## Charming 2 Bedroom Cottage with Garage & Parking

 2 Bedrooms  2 Bathrooms  2 Reception Rooms  EPC Rating: D (67)

**MILLER**  
TOWN & COUNTRY





- » CHAIN FREE 2 Bedroom Cottage
- » Separate Dining and Living Rooms
- » En Suites to Both Bedrooms
- » New Carpets Throughout
- » Peaceful Edge of Village Location
- » Patios to Front and Rear Courtyard
- » Single Garage plus Parking for 2 Cars

## The Property

Available on the open market for the first time in 18 years, this 2 bedroom cottage must be seen! The property is double fronted and has a fitted kitchen leading to the separate dining room. From the dining room there is access to the enclosed courtyard with plenty of space to relax, enjoy the sunshine and light the bbq. On the opposite side of the cottage from the kitchen and dining room is the living room that runs full length from front to back of the property. Upstairs are two large bedrooms with windows to front, and each bedroom has its own en suite. To the front of the cottage are a low maintenance courtyard and patio area. Below the patio is a single garage with parking for two cars in front of the garage.



## Location

The property is situated in the heart of Halwill and is within a short distance of a wide range of local amenities including primary school, public house, Post Office and general stores, takeaway and hairdresser. The nearby towns of Holsworthy and Okehampton are easily accessible and are served by a regular bus service, and the coastal town of Bude is only a 25 minute drive away offering beautiful sandy beaches and stunning coastal walks.

## Accommodation

### Ground Floor

Living Room 17'9" x 8'6"

Kitchen 9'6" x 9'0" (Max)

Dining 9'4" x 8'8"

### First Floor

Bedroom 1 11'6" x 10'2"

En-Suite

Bedroom 2 12'4" x 11'8"

En-Suite

### Outside

Courtyard and raised patio to front. Enclosed courtyard to rear. Single garage and parking for two cars.

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

**Council Tax Band:** B



Schematic floor plan. Not to scale. Measurements are approximate.  
Plan produced using PlanUp.





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**VIEWING:**

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**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
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