

MILLER TOWN &  
COUNTRY

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# 11 Halwill Meadow



4 Bedroom Detached House

**O.I.E.O £350,000**

OKEHAMPTON EX21 5PP

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This delightful four bedroom detached house is located on the outskirts of Halwill Junction, and offers a modern family home in a quiet cul-de-sac setting. It benefits from a generous corner plot with mature gardens to the front, side and rear. Internally it is well presented throughout and offers two reception rooms, a front facing Dining Room and a Living Room to the rear with a feature fireplace. The Kitchen/Breakfast Room is a good size and a well appointed space leading through into a separate Utility Room which also has an internal door through into the integral garage. Upstairs there are four bedrooms, two of which overlook the rear garden with the others having some partial rural views. There is also an en-suite shower room and a separate bathroom.





Externally, the property is set on a generous corner plot with mature front, side and rear gardens. Practical amenities include a garage with an electric door and driveway parking for a couple of cars. Whilst the front garden is level the rear garden incorporates a number of areas with a paved entertaining area adjacent to the house itself and some steps to a lawned area and a further seating area towards the rear of the garden.

Halwill Junction is a popular village which offers a thriving community and a good range of amenities including a primary school, Post Office, general stores and public house. There is also a hairdresser and takeaway as well as a regular bus service through the village. Sitting between the two towns of Holsworthy, 7 miles away and Okehampton, approximately 11 miles away, the property is an easy drive to either and both offer a wide range of retail outlets and secondary schooling. The wonderful sandy beaches and coastal walks of the north coast are a comfortable 25-to-30-minute drive away. From Okehampton one can access the A30 corridor as well as the rail link to Exeter from where you can connect with the national rail network.

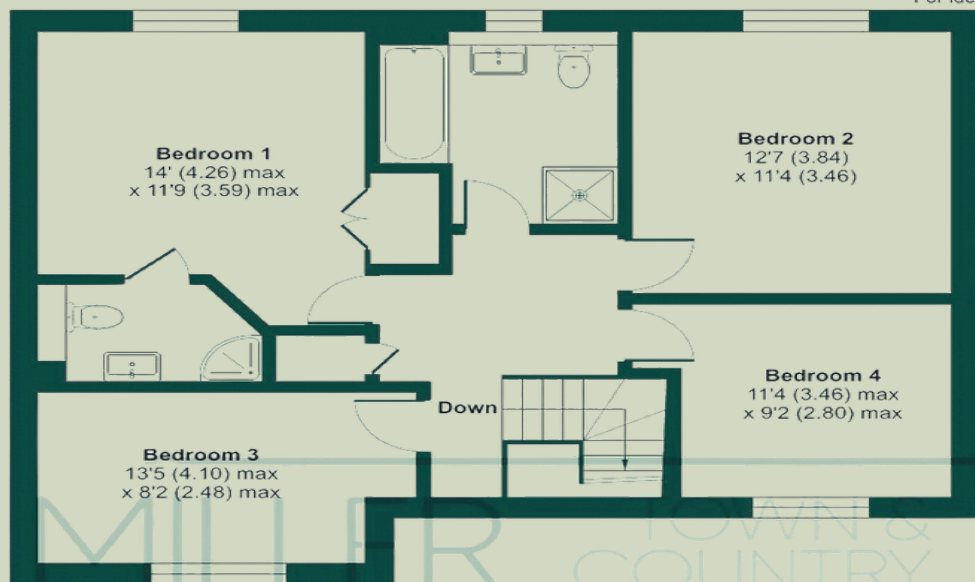


Approximate Area = 1335 sq ft / 124 sq m

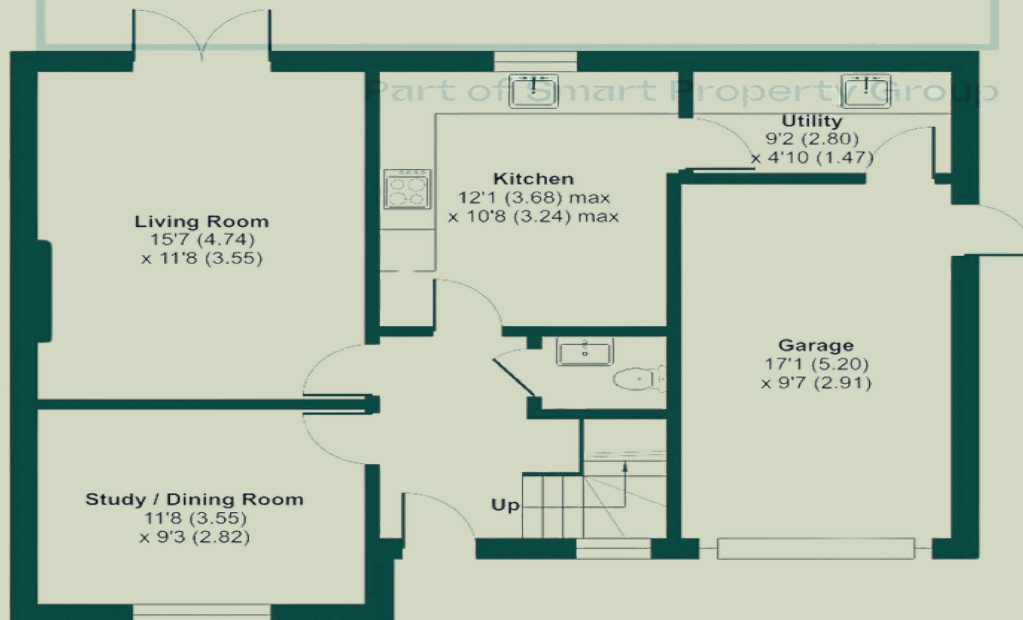
Garage = 162 sq ft / 15 sq m

Total = 1497 sq ft / 139 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

## Key information

- |                                                                                                                                 |                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
|  Bedrooms: 4                                 |  Notable construction materials: None Known       |
|  Bathrooms: 2                                |  Building safety concerns: None Known             |
|  Reception Rooms: 2                          |  Mining area: No                                  |
|  Parking: Garage and Driveway                |  Planning permissions: None Known                 |
|  Listed Status: Not Listed                   |  EPC rating: C (73)                               |
|  Heating: Oil central heating                |  Council tax band: D                              |
|  Utilities: Mains electric, water & drainage |  Tenure: Freehold                                 |
|  Restrictions: See title                     |  Broadband: FTTP (*Per Ofcom)                     |
|  Easements, Wayleaves: See title             |  Mobile signal: Variable to good (*Per Ofcom)     |
|  Public rights of way: None Known            |  Accessibility: Not suitable for wheelchair users |
|  Flooding: No                                |                                                                                                                                      |