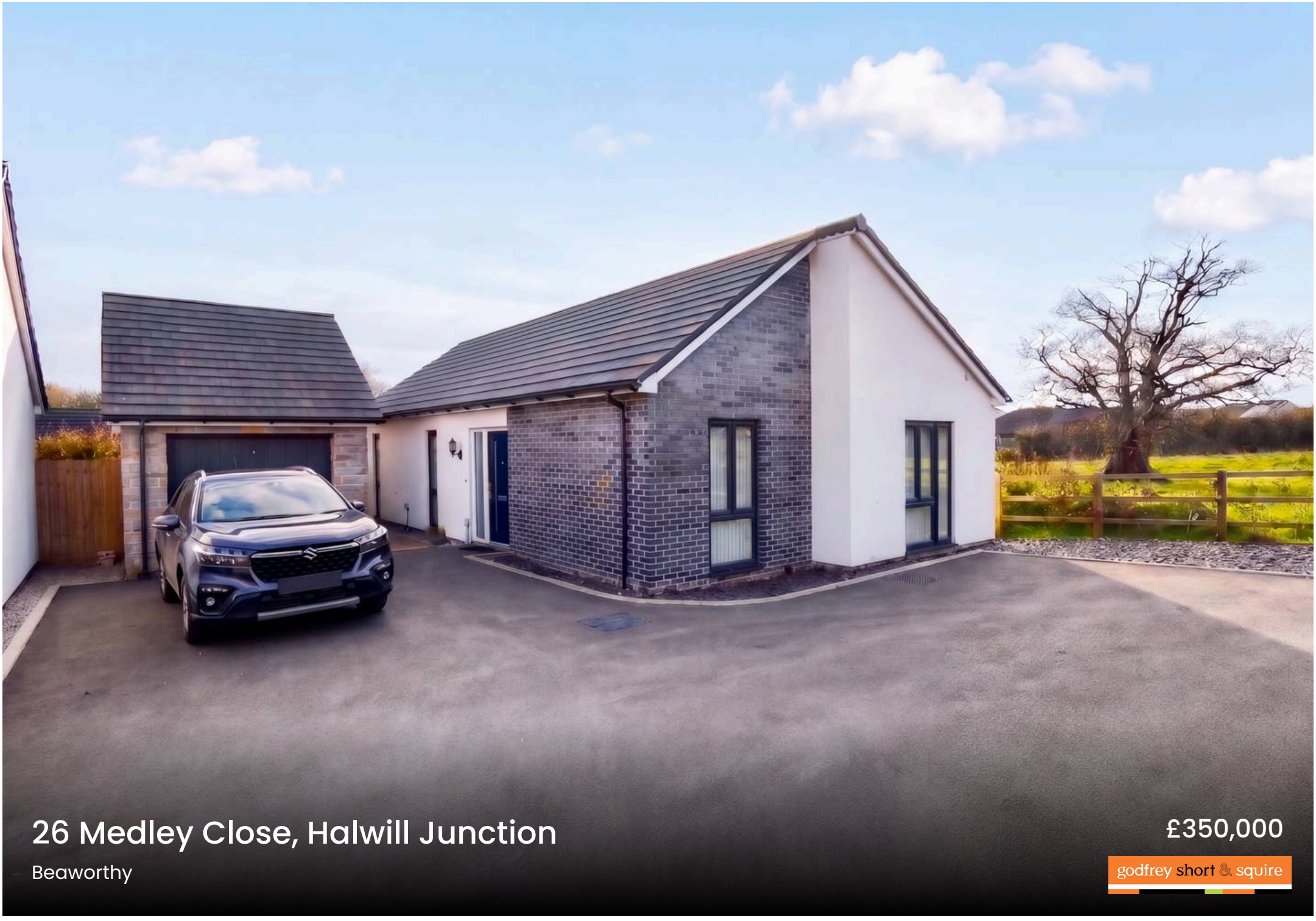


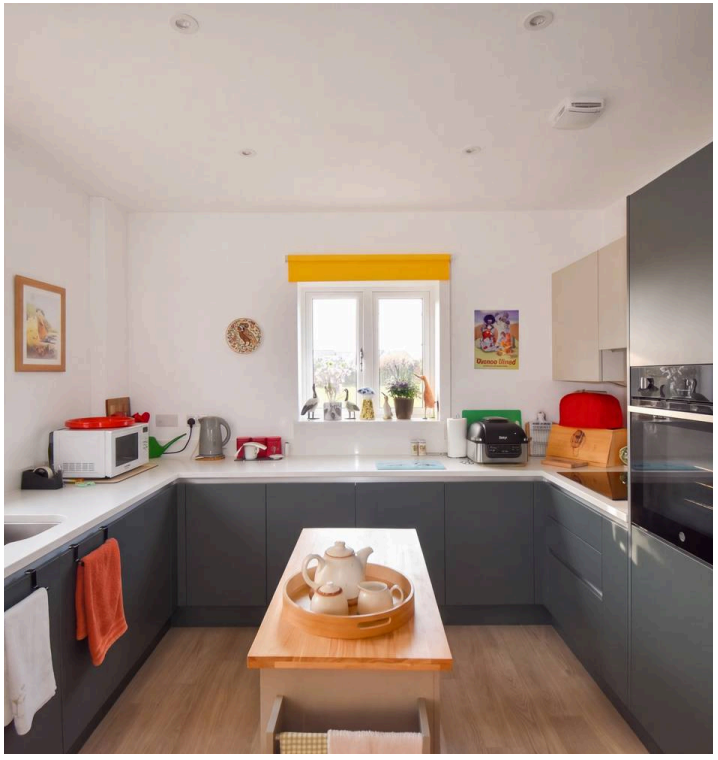
26 Medley Close, Halwill Junction

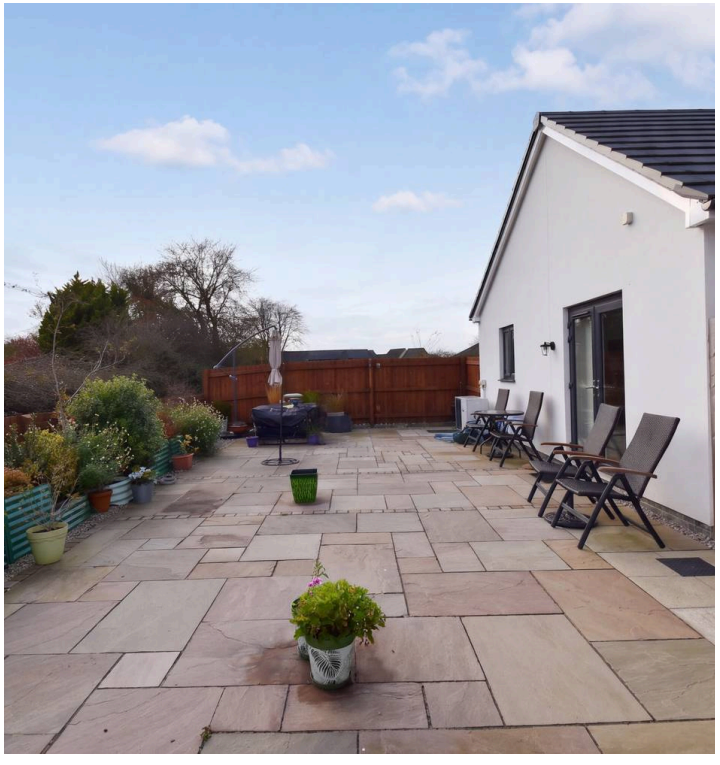
Beaworthy

£350,000

godfrey short & squire









26 Medley Close

Halwill Junction, Beaworthy

Modern three bedroom detached bungalow in a quiet cul-de-sac, with open plan living, underfloor heating, an enclosed garden, garage, EV charger and ample parking. North Cornwall coast within 20 miles.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Vendors onward plans in place
- Remaining years of builders warranty
- Spacious bungalow set on a generous, level plot
- EVIQ Pro 7.3kW Car charging point
- Underfloor heating throughout
- Air source heat pump
- End of cul-de-sac plot
- Constructed circa 2025
- Main bathroom plus en-suite shower room to master
- North Cornwall coastline, less than 20 miles away

Entrance hall
8' 8" x 6' 6" (2.64m x 1.99m)

Bedroom 3
10' 10" x 10' 4" (3.29m x 3.15m)

Sitting / dining room
22' 4" x 12' 9" (6.80m x 3.88m)

Kitchen
9' 1" x 10' 10" (2.76m x 3.31m)

Bedroom 2
11' 1" x 10' 0" (3.39m x 3.05m)

Bathroom
6' 3" x 7' 4" (1.91m x 2.24m)

Bedroom 1
12' 2" x 9' 5" (3.71m x 2.87m)

En-suite shower room
6' 6" x 5' 1" (1.97m x 1.56m)

Garage
20' 5" x 11' 0" (6.22m x 3.36m)

Agents note
Please advised that there is a management company attached to this development, where a service charge is applicable. For further details please contact the agents.

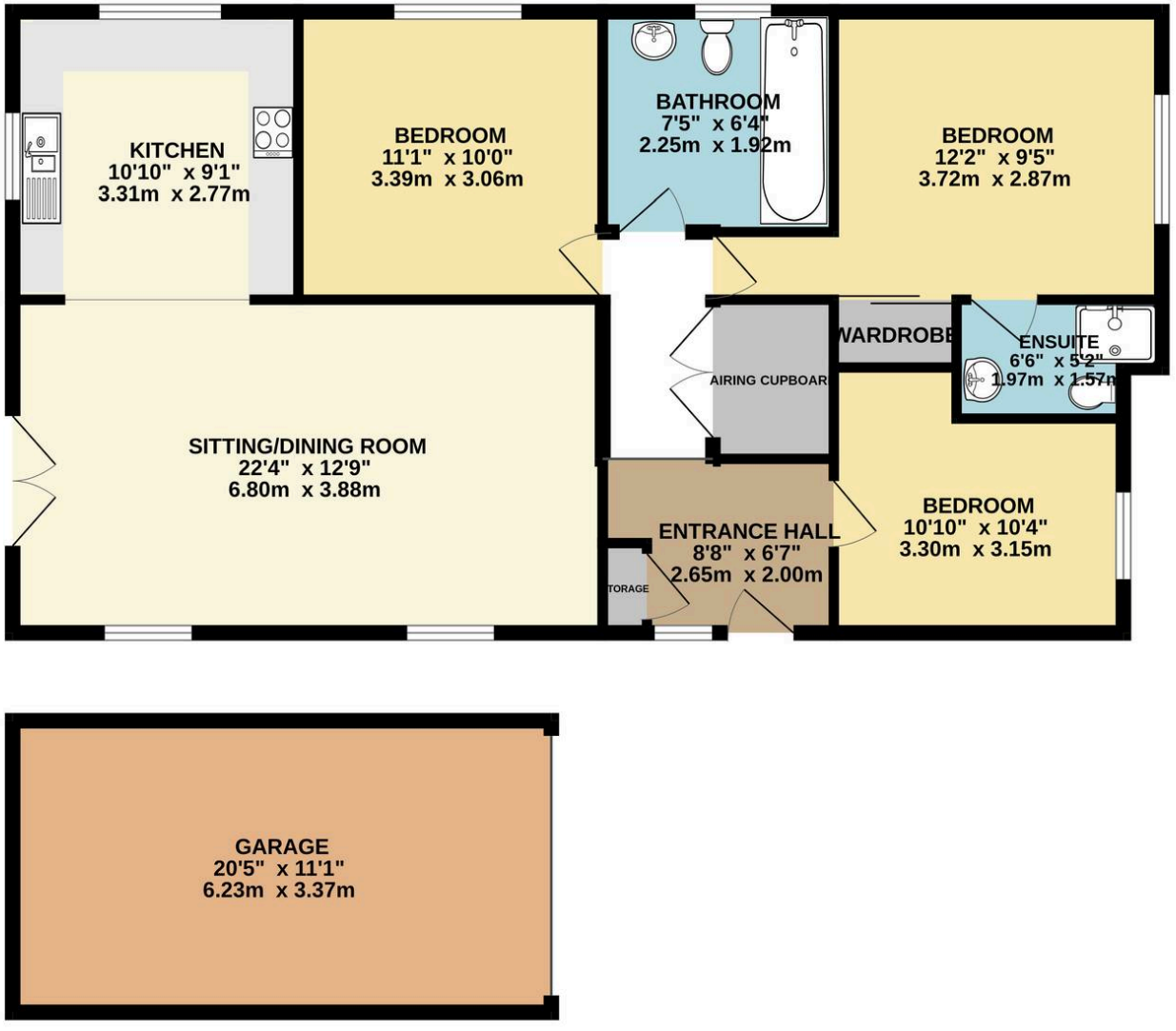
These particulars provide a fair description of the property, but no responsibility is accepted for any errors or inaccuracies and they do not form an offer or contract. Services and appliances, including central heating, have not been tested, and buyers should satisfy themselves as to their condition and working order. Reconnection charges may apply to disconnected or drained services in unoccupied properties. All measurements are approximate.







GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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