



1 Maytree Close

Halwill Junction, Beaworthy, Devon, EX21 5TQ

KIVELLS

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Halwill Junction, Beaworthy, Devon, EX21 5TQ

£260,000 Guide Price

Two-bedroom detached bungalow situated in a quiet cul-de-sac

Excellent potential to enhance and add value

Garage and off-street parking, with a private, south-facing rear garden

Offered for sale with no onward chain

Solar panels

EPC Rating: D





Description

1 Maytree Close presents an excellent opportunity to acquire a well-proportioned two-bedroom bungalow, quietly positioned within a cul-de-sac in a convenient and accessible location.

Offered for sale with no onward chain, the accommodation briefly comprises a kitchen, living room, two bedrooms and a bathroom. Externally, the property benefits from a garage, off-street parking, and a lawned front garden. To the rear, there is a private, south-facing garden, predominantly laid to lawn and enclosed by timber fencing.

The property offers excellent scope to add value through modernisation and improvement, and further benefits from the installation of solar panels.

Situation

Halwill Junction offers an excellent range of traditional village amenities, including a Primary School, popular pub, newsagent, general stores, Post Office, fish & chip shop, thriving Village Hall, and a regular bus service.

For those wishing to travel further afield, the market town of Okehampton lies approximately 12 miles away, providing access to the A30 dual carriageway, which offers convenient links to the Cathedral City of Exeter, with its intercity rail connections and access to the M5 motorway.

The bustling market town of Holsworthy, featuring a Waitrose supermarket, is around 8 miles distant, while the popular coastal resort of Bude on the North Cornish Coast is approximately 18 miles away.

From Halwill Junction, there is direct access to the scenic “Ruby Trail,” ideal for safe cycling and walking. The renowned “Anglers Paradise” fishing complex is also just 1 mile away, offering a superb local leisure attraction.

Accommodation

ENTRANCE

Accessed via a part-glazed uPVC door leading into:

HALLWAY

Providing access to all principal rooms, with two useful storage cupboards and a loft hatch. Fitted carpet and radiator.

KITCHEN

A bright and practical space with a window and uPVC glazed door to the rear garden. Fitted with a range of eye and base level units with a work surface over, incorporating a stainless steel 1.5 bowl sink and drainer. There is space and plumbing for a washing machine and tumble dryer, along with a hob with oven below and extractor fan above.

Further space is available for a freestanding fridge/freezer and a small dining table. Tiled flooring and radiator.

LIVING ROOM

A well-proportioned room featuring uPVC sliding doors opening onto the rear garden, with a window to the rear elevation. A wooden mantel with stone hearth provides an attractive focal point. Ample space for a range of living room furniture. Fitted carpet and radiators.

BATHROOM

Fitted with a three-piece suite comprising a WC, wash hand basin and bath with shower over and tiled surround. Obscure window to the side elevation. Tiled flooring and radiator.

BEDROOM ONE

A comfortable double bedroom with space for additional furniture. Window to the front elevation. Fitted carpet and radiator.

BEDROOM TWO

A versatile second bedroom with space for a range of furniture. Window to the front elevation. Fitted carpet and radiator.



Outside

To the front of the property is an area of lawn with scope for further landscaping if desired. The property also benefits from off-street parking via a brick-paved driveway, providing space for one vehicle.

The rear garden enjoys a south-facing aspect and is predominantly laid to lawn, with a pathway running around the property. Enclosed by timber fencing, it offers a good degree of privacy and features a selection of established shrubs along the borders.

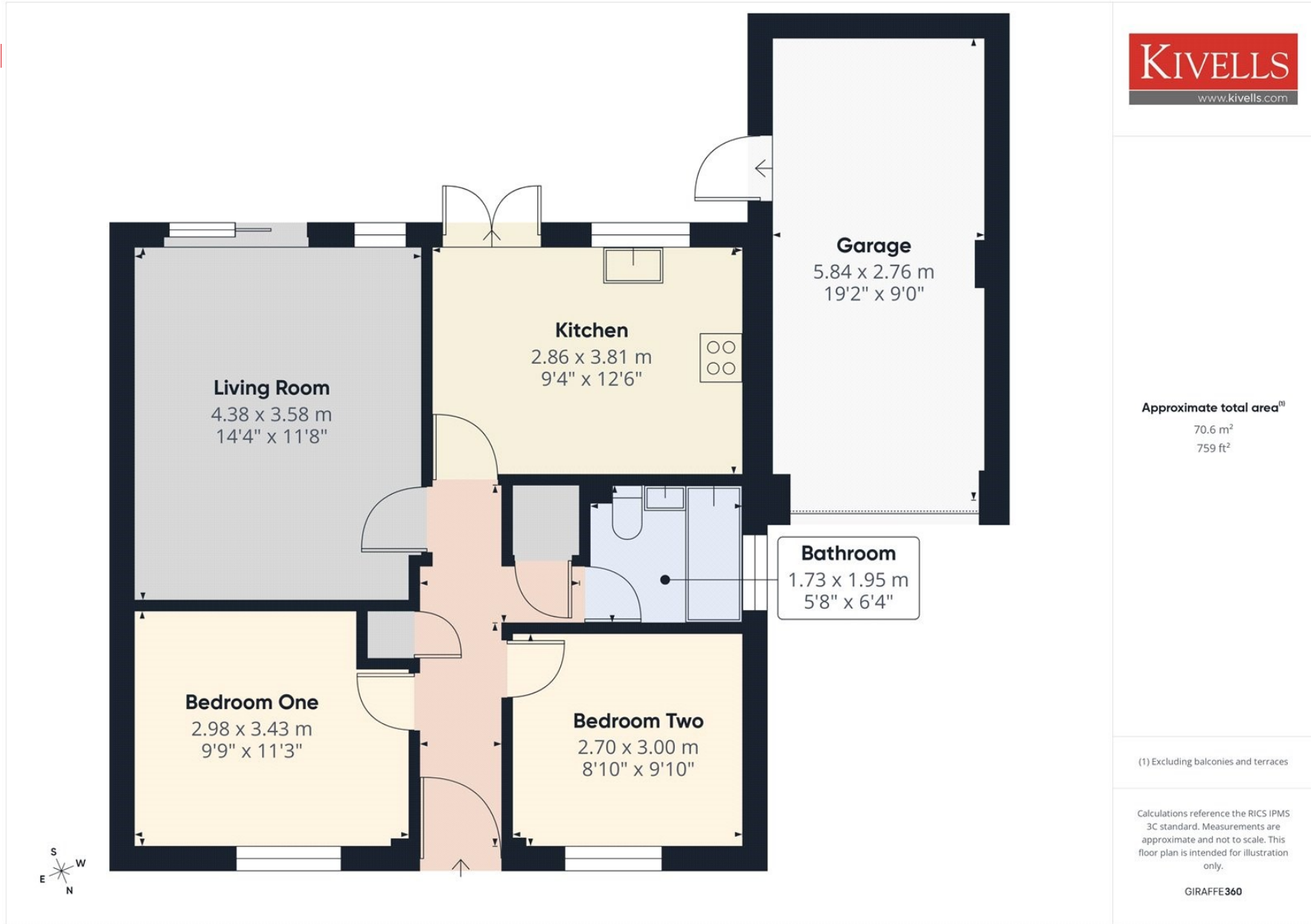
Garage

The garage is accessed via an up-and-over door to the front, as well as a pedestrian door from the rear garden. It is fitted with power and lighting, and houses the boiler and fuse board. Additional storage is available above, along with the convenience of taps.



Floor Plan

Floor plan for identification purposes only, not to scale





Services

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

Agent's Note

There is an array of solar panels. Further information concerning the panels is to follow.

 EE Rating - D

 Council Tax Band - C

 Directions

What3Words - ///nipping.hires.racks

 Virtual Tour

Available upon request

Viewings strictly by appointment only

Please ring **01409 253888** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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