



2 BARN PARK GARDENS  
£180,000

Light & Bright Over 55s Home  
Halwill

MILLER TOWN & COUNTRY  
exp UK





- » Light & Bright 2 Bedroom Home
- » Beautiful Site Reserved for Over 55s
- » Recently Updated Kitchen
- » Two Double Bedrooms
- » Two Reception Rooms
- » Private Rear Garden Overlooking Fields
- » Parking for One Vehicle

## The Property

This fantastic semi-detached house is on a small and quiet semi-rural development of bungalows and houses reserved for over 55s, and it has so much to offer! On the ground floor are a spacious living room, separate dining room, kitchen and WC. Upstairs are two double bedrooms and a bathroom, and there is good storage in both the primary bedroom and under the stairs. The entire property feels light and airy with neutral colours and extensive glazing, and it has been upgraded by the current owners with a brand new kitchen and modern electric heaters.



## Outside

To the rear is an enclosed lawned garden with superb countryside views looking over fields with hills in the distance. To the front is another lawned garden that is maintained by the site. In addition, each home has the right to park one vehicle in the onsite parking.



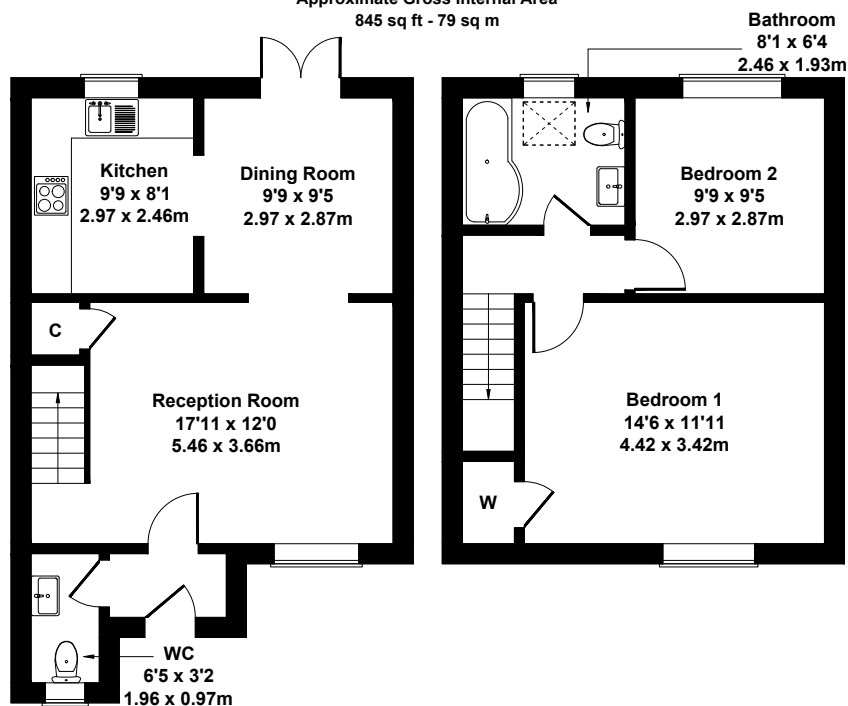
**Agents Note:** Please note there is an annual service charge of £480.00, annual ground rent of £125.00, and there is a remaining lease of 101 years and 10 months.





## 2 Barn Park Gardens

Approximate Gross Internal Area  
845 sq ft - 79 sq m



Not to Scale. Produced by The Plan Portal 2025  
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## Location

Halwill is situated about half a mile off the main A3079 Okehampton to Holsworthy Road. Both towns are easily accessible by car, and there is a regular bus route. The city of Exeter is approximately 45 minutes drive away and the North Coast about 25 minutes drive in the opposing direction. Halwill and the immediate surrounding area offers wonderful country and woodland walks, ideal for dog walking, riding or cycling. The pretty Grade II listed Church of St Peter & St James is only a stone throw away dating back to the 14th century and rebuilt in around 1870.

## KEY INFORMATION

	2 Bedrooms		EPC Rating: D (60)
	1 Bathroom		Council Tax Band: C
	2 Reception Rooms		Tenure: Leasehold
	Owners have right to one space		Broadband: FTTP *Per Ofcom
	Not Listed		Mobile Signal: Limited to good. *Per Ofcom
	Heating: Electric		Not suitable for wheelchair users
	Utilities: Mains electric, water and drainage		
	Restrictions: Over 55s Only		
	Easements, Wayleaves: Utility easements		
	Public Rights of Way: None		
	Flooding: None known		
	Notable Construction Materials: None known		
	Building Safety Concerns: None known		
	Mining Area: No		
	Planning Permission / Proposed Developments: None known		

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01837 54080 | okehampton@millertc.co.uk

www.millertc.co.uk

2 Jacob's Pool House, 11 West Street,  
Okehampton, Devon, EX20 1HQ



### VIEWING:

Strictly through the vendor's sole agents  
Tavistock 01822 617243  
Okehampton 01837 54080

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