



HALWILL

OFFERS OVER **£180,000**

End of Terrace Retirement Bungalow w/ Rear Garden & Parking

 2 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: D (66)

**MILLER**
TOWN & COUNTRY



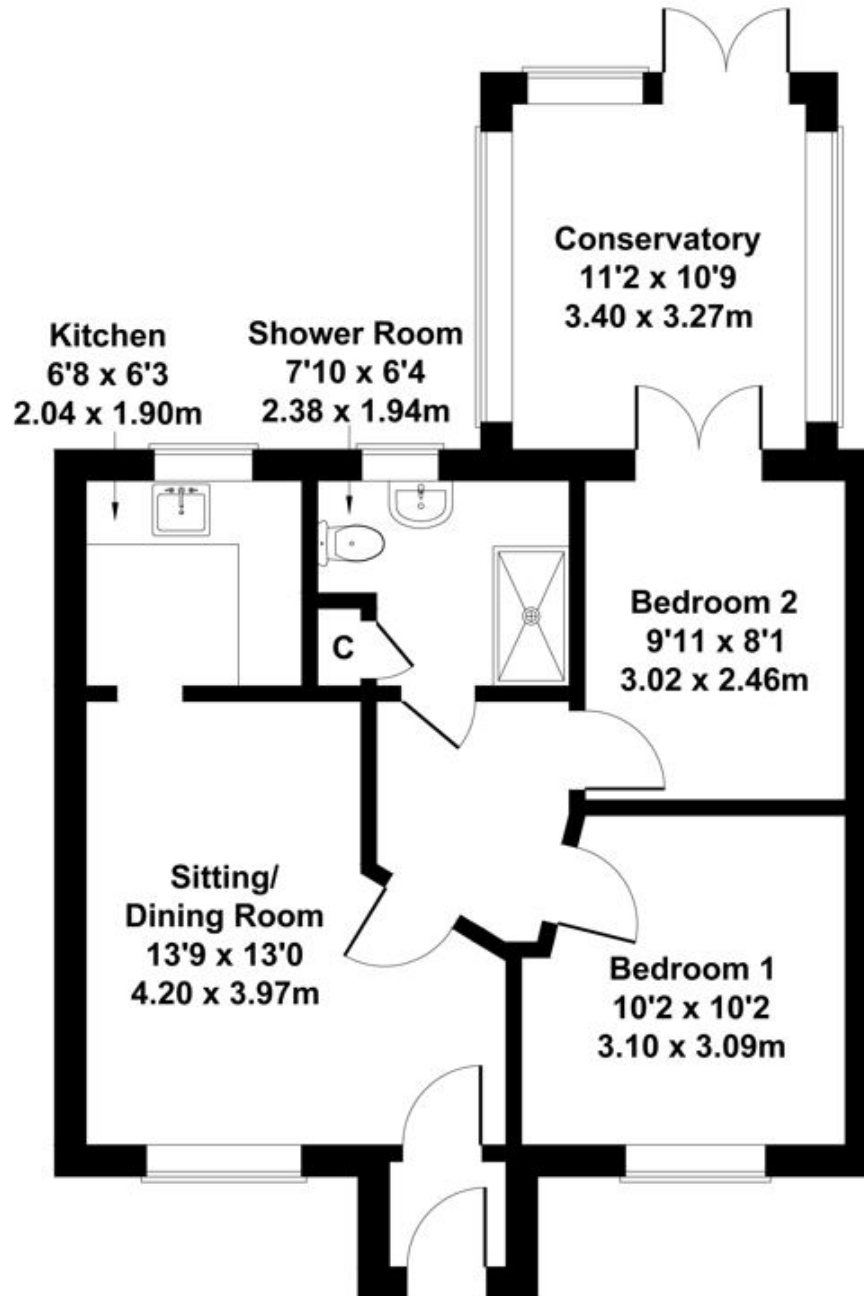
- » End Terraced Retirement Bungalow
- » Two Double Bedrooms
- » Conservatory Overlooking the Garden
- » Rear Garden with Patio Area & Shed
- » Over 55's Only
- » Residents Parking
- » No Onward Chain

The Property

This end terraced bungalow is set within the heart of Halwill. Upon approaching the property, the front garden offers an area of lawn, patio area and flower beds. The front door opens into the porch, which leads into the main living room, and onto the kitchen. Here you enjoy views over the garden and there is plenty of storage, plus an integrated electric oven and hob. There is space for a fridge & freezer and plumbing for a washing machine. Off the hallway there is a spacious shower room with walk in double shower and there are two double bedrooms. From the second bedroom is the conservatory with patio doors leading out to the rear garden. The garden is low maintenance and is fully enclosed and benefits from a side access gate. The decorative circular patio area is perfect for outdoor dining and entertaining. The remainder is laid with gravel, with various raised flowerbeds and a handy garden shed. To the front of the bungalow there is residents parking available.



Approximate Gross Internal Area
603 sq ft - 56 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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.

Ground Floor

Kitchen 6'8" x 6'3"

Living Room 13'9" x 13'0"

Bedroom 1 10'2" x 10'2"

Bedroom 2 9'11" x 8'1"

Conservatory 11'2" x 10'9"

Shower Room 7'10" x 6'4"

Outside

Enclosed rear garden with patio area. Shed.
Allocated residents parking.

Services: Mains electricity, water and drainage.
Night storage heaters

Council Tax Band: B

Agents Note: Please note the property is leasehold, granted on 1st June 2002 with a term of 125 years. There is an annual ground rent payable of approximately £125.00.



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VIEWING:

Strictly through the vendor's sole agents
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**CONSUMER PROTECTION FROM UNFAIR
TRADING REGULATIONS 2008:**

These particulars are believed to be correct
but their accuracy is not guaranteed nor do
they form part of any contract.

