

MILLER TOWN &
COUNTRY

Part of Smart Property Group

New Build Bungalow



3 Double Bedroom Detached Bungalow

O.I.R.O £450,000

HALWILL EX21 5UH

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Luxuriously appointed three double bedroom detached bungalow with private driveway providing parking and a detached garage. The property will come with a 10 year warranty and enjoys the benefits of underfloor heating throughout, air source heat pump, and is well insulated, ensuring it will be a cost efficient home to run. On entering the reception hall, oak doors lead off to the large dual aspect living room which has french doors leading to the rear patio garden and there is a generously proportioned kitchen dining room, well fitted and equipped with ample work tops and a good range of storage cupboards and drawers along with a corner larder cupboard. The principal bedroom has its own en-suite facilities and the two further double bedrooms are both well proportioned.





A brick paved driveway provides parking for several vehicles and there is a detached garage measuring 10'10" X 19'5" with power and light connected. There is a level lawned garden and a path leading around the side to a spacious rear patio garden offering an ideal area for relaxing or eating outside/BBQ's. Beyond this is a further raised level lawn with fenced and hedge borders.

Halwill is a quiet and popular village and its neighbour Halwill Junction offers a wide range of local amenities. The nearby towns of Holsworthy and Okehampton offer a wide range of amenities from retail, supermarkets, primary and secondary schooling as well as leisure facilities. The north coast and Bude are easily accessible by car or bus and offers sandy beaches, coastal walks and some lovely secluded bays. Locally there are some wonderful country and woodland walks nearby the property and the open expanses of Dartmoor are also easily accessible by car. The A30 corridor is 10 to 15 minute drive away offering access west into Cornwall or east to Exeter and the M5. The cities of Exeter and Plymouth are both within a 45 to 50 minutes drive and Truro is just over an hour away.

Agents Note: There is planning permission for 3 houses on the adjacent land.

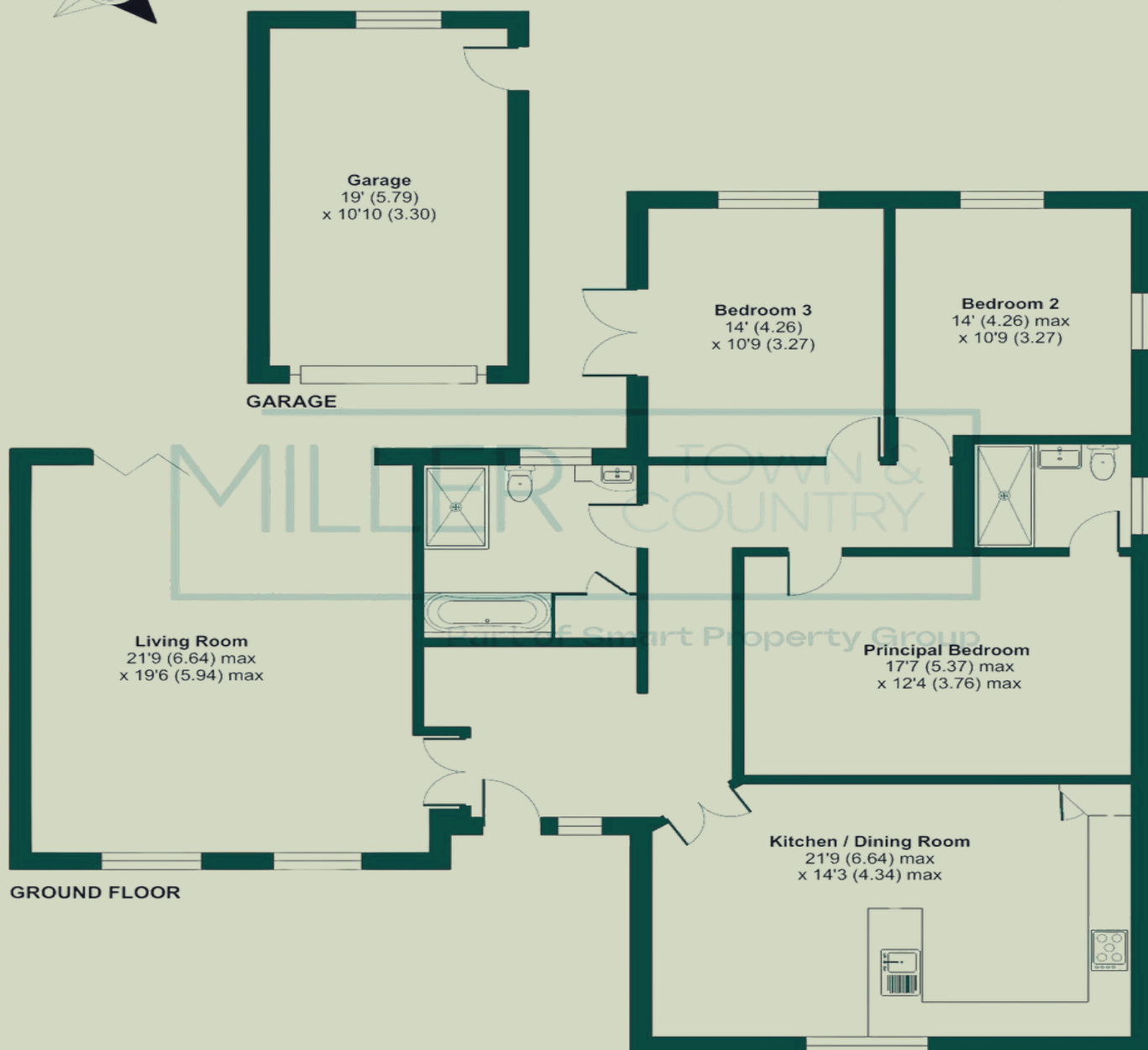


Approximate Area = 1611 sq ft / 149.6 sq m

Garage = 206 sq ft / 19.1 sq m

Total = 1817 sq ft / 168.7 sq m

For identification only - Not to scale



Key information

- | | |
|--|---|
|  Bedrooms: 3 |  Notable construction materials: None Known |
|  Bathrooms: 2 |  Building safety concerns: None Known |
|  Reception Rooms: 1 |  Mining area: No |
|  Parking: Garage |  Planning permissions: Yes - see agents note |
|  Listed Status: Not Listed |  EPC rating: TBC |
|  Heating: Air source heat pump |  Council tax band: TBC |
|  Utilities: Mains electric, water & drainage |  Tenure: Freehold |
|  Restrictions: None known |  Broadband: FTTP (*Per Ofcom) |
|  Easements, Wayleaves: Utilities services |  Mobile signal: Good (*Per Ofcom) |
|  Public rights of way: None Known |  Accessibility: Lateral Living |
|  Flooding: No | |