





# The Anchorage

Halwill Junction, Beaworthy, Devon, EX21 5UB



**Guide: £299,950 Freehold**

- Detached bungalow
- Spacious accommodation
- Three double bedrooms
- Kitchen/dining room
- Superb conservatory
- Delightful gardens
- Detached garage and ample off-road parking

## SITUATION

Halwill Junction has a Post Office, general store and public house. It is some 20 minutes drive from the large town of Okehampton on the A30 and within 40 minutes drive of the city of Exeter and the M5. It is within easy driving distance of Dartmoor National Park to the south and the beautiful north Cornish coast to the west.

## DESCRIPTION

A very well cared for three bedroomed detached bungalow having delightful gardens with a raised pond, backing onto open countryside. The kitchen features integrated appliances and the bathroom has recently been refurbished. The spacious accommodation includes three double bedrooms, dining area, utility room, superb conservatory, sitting room with a wood burner and a useful study. Ample off-road parking and a detached garage. The rear garden has been well maintained, with several sitting areas to follow the sun around and backs onto countryside.

## ACCOMMODATION

### Entrance Hall

Front door, coving, radiator, access to the loft and doors to principal rooms.

### Sitting Room: 17' x 12'9" (5.18m x 3.90m)

Fireplace with inset multi-fuel burner and display mantles to each side, wood effect flooring, two radiators, coving and double doors to:

### Conservatory: 13'7" x 11'3" (4.14m x 3.44m)

Tiled flooring, two radiators, wall lights and door out to the garden.

### Kitchen/Dining Room: 21'2" x 14'7" (6.45m x 4.44m)

Range of eye and base level units with worksurfaces over incorporating sink/drain unit. Glass fronted display cabinet, Range style cooker, integrated fridge and dishwasher. Dual aspect with windows to the front and rear, coving, radiator, wood effect flooring, door to the rear lobby and further door to:

### Study: 6'10" x 4'11" (2.09m x 1.49m)

Side aspect window, meter boxes and wood effect flooring. An ideal work station/office facility.

### Rear Lobby

Door out to garden, radiator, door to cloakroom and further door to:

### Utility Room: 7' 3" x 4'11" (2.22m x 1.49m)

Side aspect window, stainless steel sink/drain unit with cupboard below, plumbing for washing machine, coat pegs, wall mounted oil-fired boiler serving the domestic hot water and central heating systems, central heating control/thermostat and fitted cupboard.

### Cloakroom

Side aspect opaque window, low level WC and radiator.

### Bedroom Three: 9'9" x 8' 4" (2.98m x 2.53m)

A good sized double bedroom with front aspect window, fitted carpet, radiator and coving.

### Bedroom Two: 10' 9" x 9'9" (3.28m x 2.98m)

A good sized double bedroom with front aspect window, fitted carpet, radiator and coving.

### Bedroom One: 10' 11" x 7'5" (3.33m x 2.26m)

A further good sized double room with rear aspect window, fitted wardrobes, fitted carpet, radiator and coving.

### Bathroom: 8' 1" x 7'5" (2.46m x 2.26m)

Recently re-fitted to include a panel enclosed bath, low level WC with surrounding unit, walk-in shower cubicle housing 'Mira' shower unit, vanity wash basin with inset unit, tiled walls, coving, inset lighting, extractor fan and heated towel rail.

## OUTSIDE

The property is approached over a driveway providing parking for 4/5 vehicles, small area of lawn, mature shrubs and hedging. Further parking in front of the garage, pathway to the rear, outside tap and oil tank to the side of the garage.

### Garage

With an up and over door to the front, power and light supplied and pedestrian door.

A gate to the side with pathway into the rear garden which is divided into several "Rooms" for catching the sun. Raised pond with filtration unit, rear patio, large storage shed and covered wood store. The gardens back onto countryside.

## SERVICES

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

## COUNCIL TAX BAND

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## EE RATING

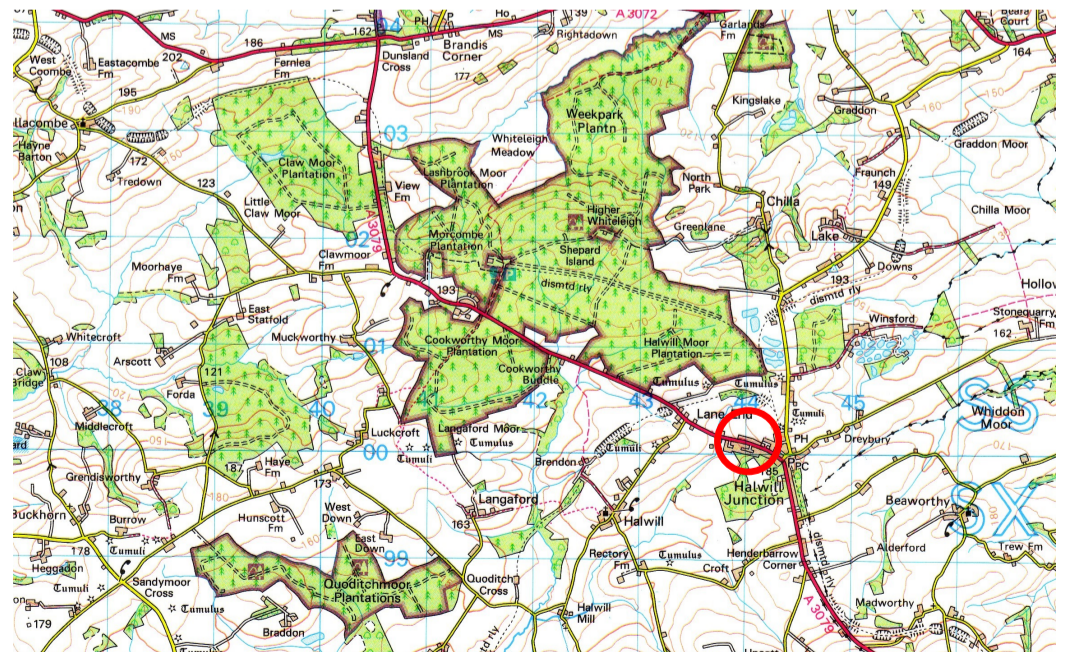
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## DIRECTIONS

From Holsworthy take the A3072 Hatherleigh road. At Dunsland Cross turn right signposted Halwill/Okehampton. Follow this road into the Village of Halwill Junction, proceed through the village and the property can be found on the left hand side almost opposite Stags Wood. A Kivells for sale board will be clearly displayed.

## FLOOR PLAN

The floor plan displayed is not to scale and is for identification purposes only.



## VIEWINGS

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](http://www.kivells.com).

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