



mansbridgebalment

HALWILL

O.I.E.O £140,000

LEASEHOLD



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2 Barn Park, Halwill, Beaworthy EX21 5UQ

SITUATION AND DESCRIPTION

Barn Park Gardens is an exclusive development offering real country living to the more mature and discerning buyer looking to capture a slighter slower pace of life. The surrounding area remains resolutely agricultural, yet Barn Park Gardens is within close striking distance of the market towns of Holsworthy and Okehampton and the ever popular coastal town of Bude with its sandy beaches and seaside walks. It is also well situated for the A30 with Exeter and the M5 accessible in well under an hour. The whole environment, which embraces Barn Park Gardens, is what makes the site so special and exclusive. Approach to Barn Park passes the large elegant period house standing in four and a half acres of beautiful gardens that is Barn Park Residential Home.

An excellent opportunity to purchase a spacious two bedroom attached house on a small select development for the over 55's with an enclosed rear garden backing onto open fields. The property benefits from electric heating, double glazing and off-road parking.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

Canopy with outside light and front door to:

ENTRANCE HALL

Shelving; electric storage heater; door to:

CLOAKROOM

Obscure window to front; low level WC; wash handbasin; hooks for cloaks.

SITTING ROOM

15' 1" x 12' 0" (4.62m x 3.66m)

Window to front; understairs storage; cupboard; electric storage heater.

DINING ROOM

9' 9" x 9' 5" (2.98m x 2.88m)

French doors to rear garden; electric storage heater.

KITCHEN

9' 9" x 8' 1" (2.99m x 2.48m)

Window to rear; range of wall and floor mounted units under roll top worksurfaces; single sink unit and drainer with tiled splashbacks; eye level electric oven; electric hob with hood and extractor fan over; appliance space for automatic washing machine and fridge and freezer.





Staircase to first floor landing with window to side; hatch to loft; doors to:

BEDROOM ONE

14' 2" x 12' 0" (4.32m x 3.66m)

Window to front; airing cupboard; extensive fitted wardrobes; wall mounted electric heater.

BEDROOM TWO

9' 9" x 9' 4" (2.98m x 2.87m)

Window to rear; wall mounted electric heater.

SHOWER ROOM

8' 2" x 6' 3" (2.49m x 1.93m)

Skylight; quadrant shower and enclosure with Mira electric shower; low level WC; pedestal wash handbasin; extractor fan.

OUTSIDE:

The property is approached from the nearby parking area via a level paved pathway which leads to the main entrance. There is a small open garden to the front and to the rear is an enclosed low maintenance paved courtyard.



TENURE

Leasehold 109 years remaining. Ground rent £125 PA

SERVICES

Mains electricity, mains water and mains drainage.

OUTGOINGS

We understand this property is in band 'C' for Council Tax purposes.

VIEWING

Strictly by appointment with MANSBRIDGE BALMENT, Okehampton Office on 01837 52371.

DIRECTIONS

From our offices in Okehampton proceed in a westerly direction and after approximately a mile and a half turn right onto the A3079 signposted Holsworthy, Halwill. Proceed for approximately 12 miles whereupon you will enter the village of Halwill Junction. Leave the village still continuing towards Holsworthy/Bude and after a short distance take the turning left signposted Halwill. Proceed for approximately half a mile whereupon the entrance to Barn Park can be found on the right hand side.

BETTER **COVERAGE**, WIDER **CHOICE**

MORE LOCAL OFFICES than any other Estate Agent in our **AREA** *



FLOOR PLAN DISCLAIMER:

These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale



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* PL19, PL20, EX20