



mansbridgebalment

HALWILL O.I.R.O £155,000





12 Barn Park , Halwill, EX21 5UQ

### SITUATION AND DESCRIPTION

Situated close to the village of Halwill 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 striking distance of the market towns of Holsworthy, Hatherleigh 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 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 immaculately presented spacious two bedroom terrace bungalow with a delightful enclosed rear garden on a small select development for the over 55's. 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:

### **LIVING ROOM**

13' 10" x 13' 2" (4.22m x 4.02m)

Window to front.

### **KITCHEN**

6' 8" x 6' 1" (2.04m x 1.87m)

Floor mounted base units under blockwood work surfaces. Appliance space and plumbing for automatic washing machine; appliance space for electric oven.

### **INNER HALL**

With doors to

### **BEDROOM ONE**

10' 2" x 10' 0" (3.10m x 3.05m)

Window to front.

### **BEDROOM TWO**

9' 10" x 8' 2" (3.01m x 2.51m)

Double glazed French doors to garden.

### **BATHROOM**

7' 8" x 6' 4" (2.35m x 1.95m)

Obscure window to rear; panel enclosed bath with mains shower attachment over; pedestal wash hand basin; low level WC; part tiled walls; airing cupboard.

### **OUTSIDE**

The property is approached via a level pathway over an open area of lawn and in turn to the main entrance. To the front there are also resident parking spaces.

To the property's rear is a delightful enclosed garden which has been very well maintained and offers a wide variety of specimen plants and raised beds. Within the garden there is sizeable also greenhouse.

## SERVICES

Mains electricity, mains water and mains drainage.

## OUTGOINGS

We understand this property is in band ' B ' for Council Tax purposes,

## VIEWINGS

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



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#### DIRECTIONS

From our offices in Okehampton proceed in a westerly direction and after approximately a mile and a half turn right onto the A3079 sign-posted 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 .

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\* **PL19, PL20, EX20**