



## Green Acre, Halberton, EX16 7FE

Charming two-bedroom apartment in picturesque Halberton village this delightful first-floor apartment offers a perfect blend of modern comforts and classic charm.

**Winkworth**

Crediton: 01363 773757  
crediton@winkworth.co.uk

Exeter: 01392 271177  
exeter@winkworth.co.uk

Winkworth.co.uk  
Tiverton: 01884 675 675  
tiverton@winkworth.co.uk



## DESCRIPTION:

Nestled in the heart of the sought-after Halberton Village, this delightful two-bedroom first-floor apartment offers an ideal opportunity for first-time buyers or investors looking to secure a property in a desirable rural setting.

The apartment features a spacious and welcoming lounge/dining area, perfect for relaxing or entertaining guests. The room benefits from large double doors that allow ample natural light to flow in, creating a warm and inviting atmosphere. Adjacent to the lounge, you'll find a separate, fully fitted kitchen, offering plenty of counter space and storage, making it both functional and practical for modern living.

The property comprises two well-proportioned bedrooms, each offering comfortable accommodation with views of the surrounding village. A modern bathroom completes the interior of this lovely home, designed for convenience and ease of maintenance.

Residents will also benefit from dedicated parking within the development, adding to the convenience of this village location. With its excellent transport links, local amenities, and the peaceful countryside at your doorstep, this apartment is an excellent choice for those seeking a tranquil village lifestyle with easy access to nearby towns.

Whether you're a first-time buyer looking to get on the property ladder or an investor seeking a property with strong rental potential, this apartment in Halberton Village is a fantastic opportunity.

Council Tax: Band B - Mid Devon

Services: Mains Water, Mains Electric and Main Gas

Broadband: Superfast Broadband Fibre to the Cabinet Available Within This Postcode

Mobile Signal: You are likely to get good coverage.

Tenure: Leasehold - 999 Years from 01/02/2007

Directions: -

Using the what3words app, search: -

[explores.ambient.niece](https://www.what3words.com/explores/ambient/niece)

## PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.

**AT A GLANCE:**

Two Bedroom Apartment

Halberton

Village Location

Off-Street Parking

Close to Local Amenities

Great Transport Links

Close to the M5


Great Western Canal Nearby

**PROPERTY INFORMATION:**

Freehold

Council tax Band: B

Mains electric, gas, water and drainage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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