



WINKLEIGH

GUIDE PRICE £325,000

Beautifully Presented Detached Bungalow in Popular Village

 3 Bedrooms

 2 Bathrooms

 1 Reception Room

 EPC Rating: E (44)

**MILLER**
TOWN & COUNTRY



- » Immaculate Detached Bungalow
- » 3 Bedrooms
- » Main Bedroom with Ensuite
- » Light & Bright New Kitchen
- » Beautiful Well Stocked Gardens
- » Garage and Driveway Parking
- » Popular Village Location

The Property

This well presented detached bungalow has three bedrooms; a double, a single and the spacious main bedroom which offers an ensuite shower room. The main bathroom is tastefully decorated and has a bath with shower over.

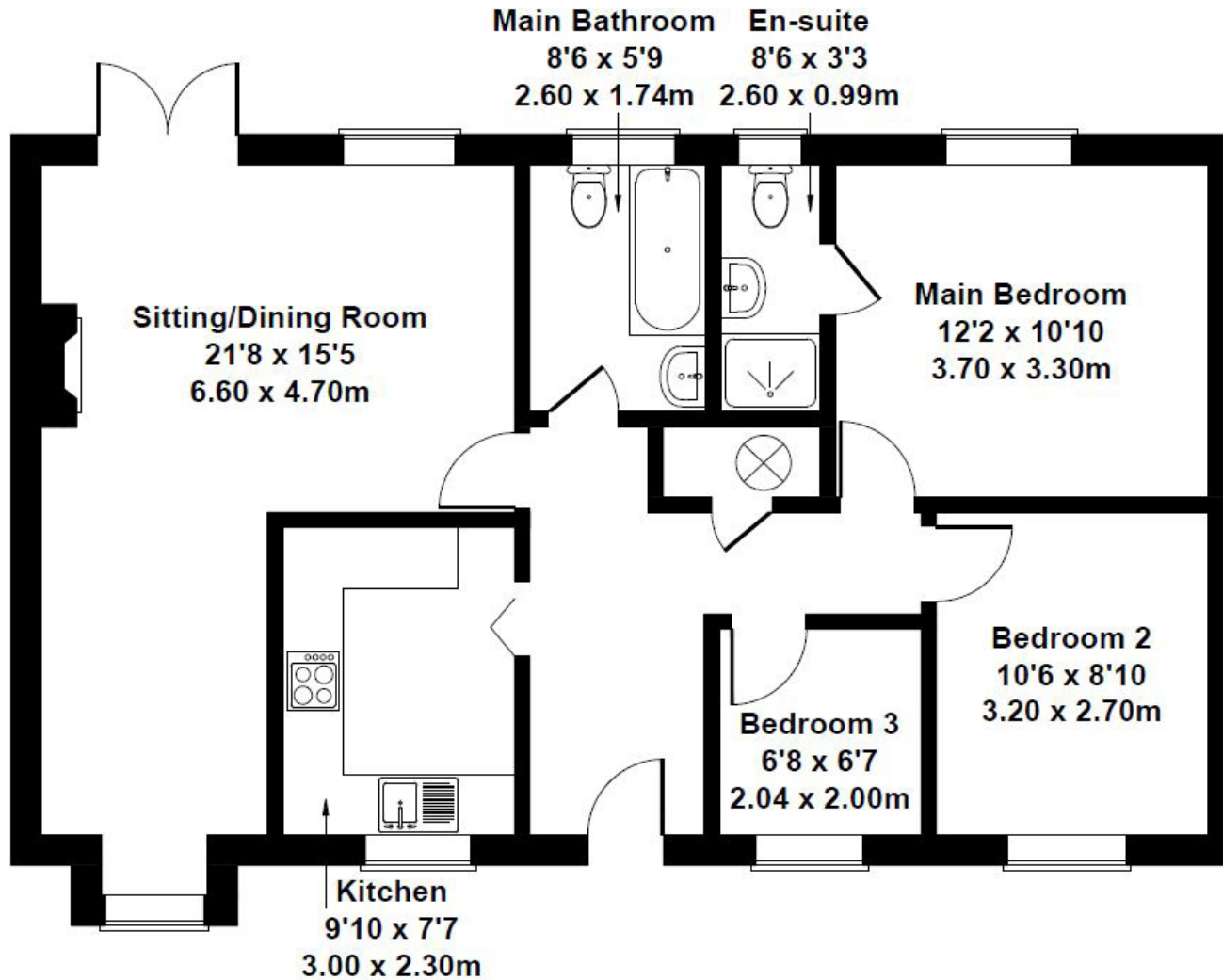
The light and bright kitchen has been recently updated with modern units and fittings and has ample worktop and cupboard space. The living room is flooded with light, with a box bay window to the front, and doors opening out into the garden to the rear.

Both the front and back gardens are well stocked with colourful flowers, shrubs and trees, and a lovely wisteria grows over an arbour with a paved seating area below.

There is a sizeable shed with electric, perfect for storage or as a workshop, and a side gate leads out to the garage and driveway, which has space enough for 3-4 cars. The property is set back from the road, and is located in a quiet cul de sac, within walking distance to the village and its amenities.



Approximate Gross Internal Area
840 sq ft - 78 sq m



Not to Scale. Produced by The Plan Portal 2024
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Location

The village of Winkleigh offers the best of both worlds – the peace of rural living with access to amenities, offering two pubs, post office and stores, fantastic butchers, garage, coffee shops and a vibrant community, as well as the primary school previously mentioned. The village is well placed for easy access to the nearby towns of Okehampton, Torrington, North Tawton and Crediton. The Cathedral city of Exeter and the beautiful north coast beaches are about a 40 - 45 minute drive away. Both Okehampton and Crediton offer rail links to Exeter where one can access the main Penzance to Paddington line.

Ground Floor

Sitting/Dining Room 21'8" x 15'5"

Kitchen 9'10" x 7'7"

Main Bedroom 12'2" x 10'10"

En-Suite 8'6" x 3'3"

Bedroom 2 10'6" x 8'10"

Bedroom 3 6'8" x 6'7"

Bathroom 8'6" x 5'9"

Services: Mains electricity, water and drainage. Shared LPG Gas. BT Super Fast Fibre Broadband.

Council Tax Band: D

Tenure: Freehold



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VIEWING:

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