



DOLTON

O.I.E.O £210,000

Lovely 2 Bedroom Home in Popular Village

 2 Bedrooms

 1 Bathroom

 2 Reception Rooms

 EPC Rating: D (65)

  
MILLER  
TOWN & COUNTRY





- » 2 Bed Modern House
- » Quiet No Through Road
- » Light & Bright Rooms
- » Conservatory
- » Unusually Large Garden
- » Private Parking & Garage
- » Short Walk to Village Centre

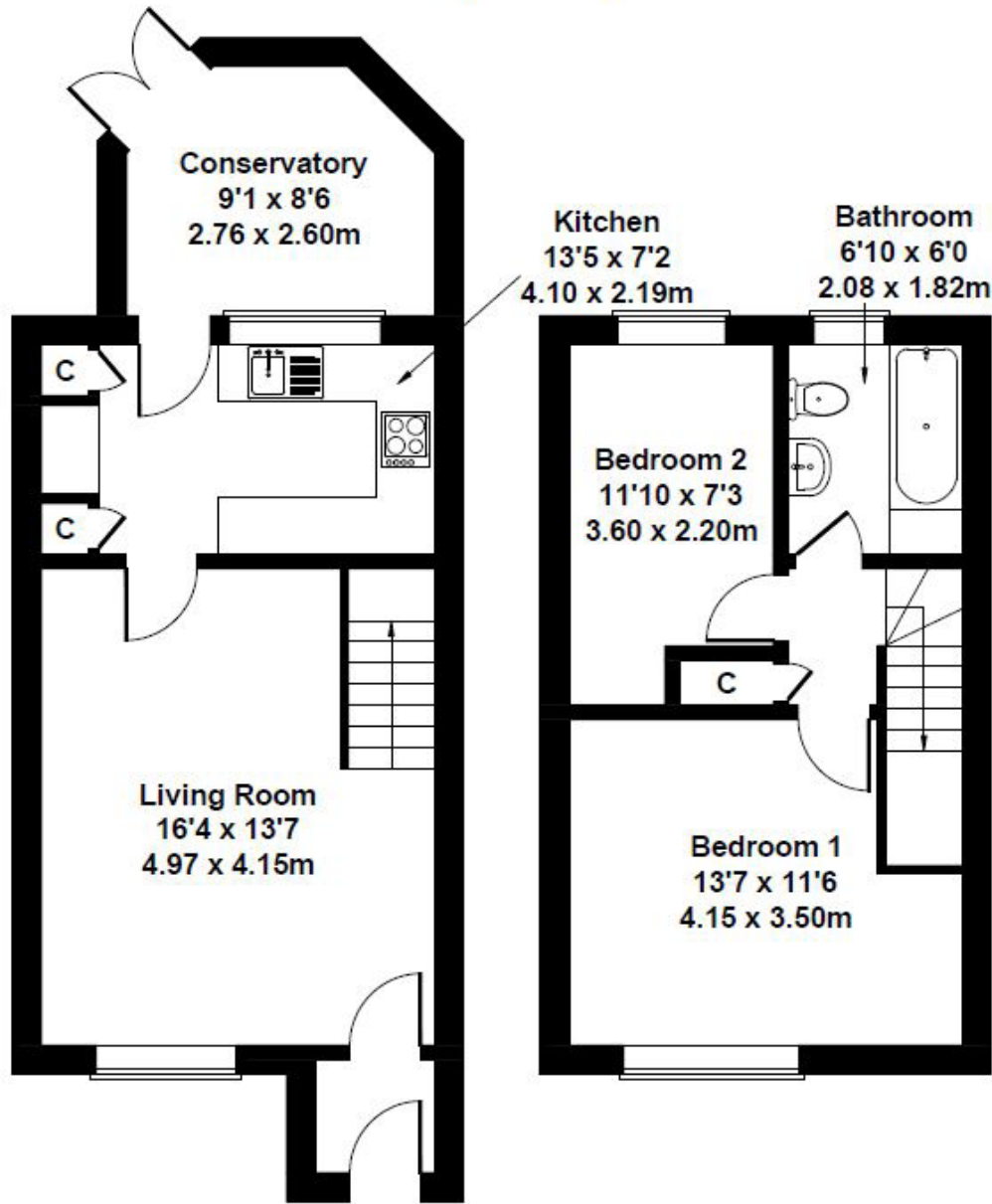
## The Property

This lovely 2 bedroom home is tucked away just off a small roundabout at the edge of this popular estate. An attractive lawned garden leads to the front door, and once inside you will find the spacious living room. Beyond the living room is the contemporary kitchen and conservatory. Upstairs are a spacious double bedroom to the front, a single bedroom to the rear and the bathroom. The property is flooded with light throughout and has an airy feel. Outside is equally impressive with a large decked area just off the conservatory and an additional lawned garden beyond - an unusually large outdoor area for a property of this type. There is also private parking and a single garage to complete the package. The property offers superb value and is a must see!

## Location

The hilltop village of Dolton offers all the essential amenities as well as a bustling community. The village has a general stores & post office, butcher's shop, two well-regarded pubs and an active village hall. Primary schooling is available in the village, state secondary schooling is nearby in Great Torrington, (cont)

Approximate Gross Internal Area  
753 sq ft - 70 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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## Location (cont)

and the independent Shebbear College is about 15 minutes away to the west. The larger village of Winkleigh is about 10 minutes away, and the small towns of Hatherleigh and Great Torrington provide a wider range of amenities. Barnstaple is a 35 minute drive and offers high street and retail park shopping and the historic pannier market is well worth a browse. To the south, Okehampton has a wide range of shops and supermarkets including Waitrose.

## Accommodation

### Ground Floor

Living Room 16'4" x 13'7"

Kitchen 13'5" x 7'2"

Conservatory 9'1" x 8'6"

### First Floor

Bedroom 1 13'7" x 11'6"

Bedroom 2 11'10" x 7'3"

Bathroom 6'10" x 6'0"

**Services:** Mains electricity, water, and drainage.  
Oil fired central heating.

**Council Tax Band:** B

**Tenure:** Freehold





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**VIEWING:**

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**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
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