



WINKLEIGH

Offers Over **£300,000**

Beautifully Presented 3 Bedroom Bungalow with Double Garage

 3 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: F (37)

**MILLER**
TOWN & COUNTRY



- » Detached 3 Bedroom Bungalow
- » Beautifully Presented Internally
- » Really Spacious Double Garage
- » Ample Driveway Parking
- » Double Glazing
- » Gas Central Heating
- » Private South Facing Rear Garden

The Property

This immaculate detached three bedroom bungalow sits in the middle of a wrap around garden on a desirable street located at the edge of the village of Winkleigh. The practical layout and modern bathroom and kitchen means the home is ready for a new owner to move in. The spacious undivided double garage is a standout feature of the home, providing ample storage space, or perhaps an area for hobbies or a home gym.



Location

Surrounded by beautiful rolling countryside, Winkleigh offers a wide range of local amenities which are only a few minutes walk away, including a doctor's surgery, 2 public houses, a post office, village store, regular bus service and a highly respected primary school. 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.

Accommodation

Ground Floor

Sitting Room 19' 8" x 14' 7"

Kitchen 7' 10" x 10' 4"

Bathroom 6' 5" x 7' 4"

Bedroom 1 11' 2" x 10' 11"

Bedroom 2 8' 6" x 14' 6"

Bedroom 3 8' 6" x 6' 9"

Outside

The property is approached via a driveway providing parking for 2-3 vehicles leading to the detached double garage. The front garden offers a pleasant area of lawn with well established shrubs on either side of the drive. There is also further space for pots and planters beside the front door. The south facing rear garden is particularly private and offers a summer house and a number of quiet seating areas to enjoy the outside space, including a large paved patio. The rear garden has a wide array of different shrubs and flowers. The plot wraps around all four sides of the bungalow.

Services: Mains electricity, water, drainage and LPG underground store tank. Broadband and telephone connected.

Council Tax Band: D

Torrige District Council.

Agents Notes: One neighbouring property has right of way over a section of the driveway.

Ground Floor
Approx. 74.8 sq. metres (805.2 sq. feet)



Total area: approx. 74.8 sq. metres (805.2 sq. feet)

Schematic floor plan. Not to scale. Measurements are approximate.
Plan produced using PlanUp.



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VIEWING:

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

These particulars are believed to be correct
but their accuracy is not guaranteed nor do
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