



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Requiring complete updating and modernisation a spacious 3 Bedroom mid-terrace Character Cottage offering great scope and potential set on a superb 0.2 acre plot situated in this ever popular rural village

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PROPERTY

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Meadow Close, Rectory Road, Dolton,
 Winkleigh, EX19 8QL | Price £280,000

Briefly the property offers: Entrance Porch,Entrance Hall, Lounge, Sitting Room, Kitchen, Utility, Former Shower Room, Bathroom, First Floor Landing, 3 Bedrooms, Inner Landing and Bathroom. The rear of the property fronts onto the parish road and the front is accessed via a Driveway which provides vehicular rear access. There is great potential to develop the rear garden to provide Garaging or a Workshop/Store (subject to planning permission)

Dolton is situated on the banks of the River Torridge and is surrounded by beautiful countryside. The village has a rich history dating back to the 11th century and is home to several historic buildings, including the St. Edmund’s Church, which dates back to the 13th century. The village is also known for its annual Dolton Carnival, which takes place in November and attracts visitors from all over the region.

The village has a primary school, a post office, a village hall, and a pub, The Rams Head, which is a popular spot for locals and visitors alike. There are also several shops and businesses in the village, including a convenience store, a Butchers, and a garage. The village is well-connected to the surrounding area, with regular bus services to nearby towns. There are many excellent walks in and around the parishes of Dolton and Dowland, with the beautiful woodland and riverside walks of Halsdon Nature Reserve right on your doorstep. Just a short distance away is the Tarka Trail cycle route, part of the National Cycle Network route 27, the Devon coast to coast.

Barnstaple and Bideford are around half an hour away by car and the beautiful beaches and stunning coastline a mere forty minutes, very popular with surfers, dog walkers and body boarders alike. Dartmoor and Exmoor National Parks under an hour away,

Directions To find: From the A3124 at Dolton Beacon take the B3217 road into the Village, passing the turn to Barfield road and Meadow Close will be seen after approximately 100m on the left. What3Words: solo.silver.gymnasium

Entarnce Porch : Front Door off

Entrance Hall : Understairs Cupboard/Pantry, staircase to first floor

Lounge **14'7" (4.45m) x 9'3" (2.82m)** : Modern Tiled Fireplace

Sitting Room **9'4" (2.84m) x 8'6" (2.59m)** Wash hand Basin

Kitchen **20'11" (6.38m) x 7'10" (2.39m)**: Fireplace with Solid fuel Rayburn, fluorescent light fitting, fitted base units with worktops and double wall cupboard, stainless steel sink unit.

Utility **8'8" (2.64m) x 8'2" (2.49m)**: Stainless Steel sink, plumbing for washing machine, electric cooker point, flourescent light fitting, rear door off.

Former Shower room **8'8" (2.64m) x 6'4" (1.93m)**

Bathroom **8'2" (2.49m) x 5'8" (1.73m)** : Fitted with a three piece white suite comprising modern panelled bath wash hand basin and low level WC

First floor Landing

Bedroom 1 **14'7" (4.45m) x 7'11" (2.41m)**

Bedroom 2 **12'9" (3.89m) x 11'7" (3.53m)**

Bedroom 3 **9'10" (3m) x 8'7" (2.62m)**

Inner Landing

Bathroom **9'11" (3.02m) x 6'6" (1.98m)** : Fitted with a three piece orange suite comprsing modern panelled bath with tiled surround wash hand basin and low level WC. Access to airing cupboard with Fortic cylinder with immersion

Outside : There is a side covered walkway on the road which leads to the front of Meadow Close.The 0.2 acre gardens are enclosed by walling. To the front is a lawned garden area, the remainder of the gardens are productive vegetable Gardens. Outside Store 13` x 8`. Open fronted Cob Barn. The property owns a side driveway which gives vehicular access to the front of Meadow Close



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