



WINKLEIGH

OFFERS OVER **£300,000**

Superb Value Detached 4 Bed House in Popular Village

 4 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: C (71)

MILLER TOWN & COUNTRY
exp UK



- » NO ONWARD CHAIN
- » Outstanding Value
- » Detached 4 Bedroom House
- » Spacious Rooms Throughout
- » Double Garage
- » Enclosed Rear Garden
- » Located in Popular Village
- » Close to Amenities

The Property

This detached 4 bedroom house presents superb value for the new owner. With over 1,800 sq ft of total space, four double bedrooms and a double garage, opportunities like this do not come up very often.

On the ground floor is a large dual aspect reception room with sliding door leading onto the enclosed rear garden, a bright kitchen with recently replaced oven, an office or snug, a utility to keep all of the household essentials out of the way and a WC.

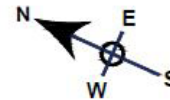
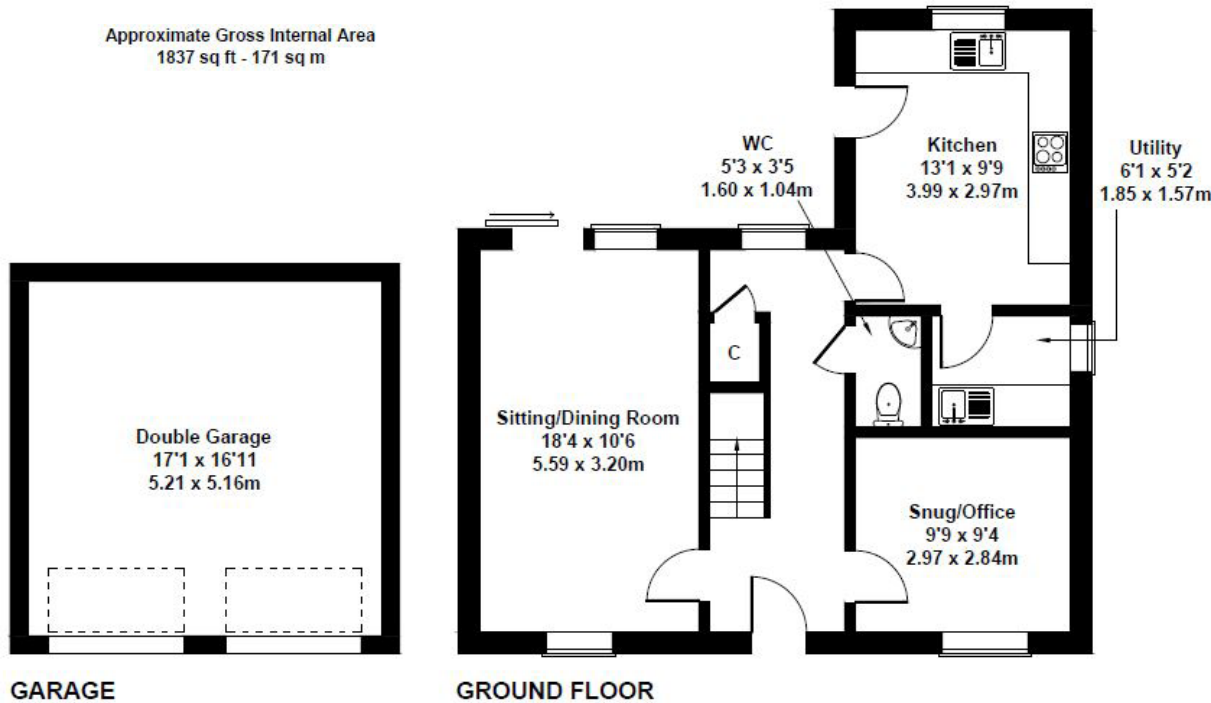


On the first floor is the 18'3" x 10'9" primary bedroom with built-in wardrobes and an en suite shower room, along with another double bedroom and the family bathroom. The two remaining double bedrooms are on the second floor, each with wardrobe, dormer window to front and velux window to rear, providing plenty of natural light.

To the rear is an enclosed lawned rear garden and a double garage.



Approximate Gross Internal Area
1837 sq ft - 171 sq m



Location

The property is located on the outskirts of the charming village of Winkleigh. The village has a vibrant community, and local amenities include a general stores, post office, butchers, cafes, doctors surgery and public houses as well as a highly respected primary school. Further amenities can be found in the nearby towns of Hatherleigh (15 min) and Okehampton (20 min). The A30 is a 20 minute drive away, and Exeter can be reached in approx. 40 minutes.

Ground Floor

Sitting Room 18'4" x 10'6"

Snug 9'9" x 9'4"

Kitchen 13'1" x 9'9"

Utility 6'1" x 5'2"

Cloakroom 5'3" x 3'5"

First Floor

Bedroom 1 18'3" x 10'9"

En Suite 9'2" x 6'2"

Bedroom 4 11'2" x 10'0"

Bathroom 6'10" x 6'3"

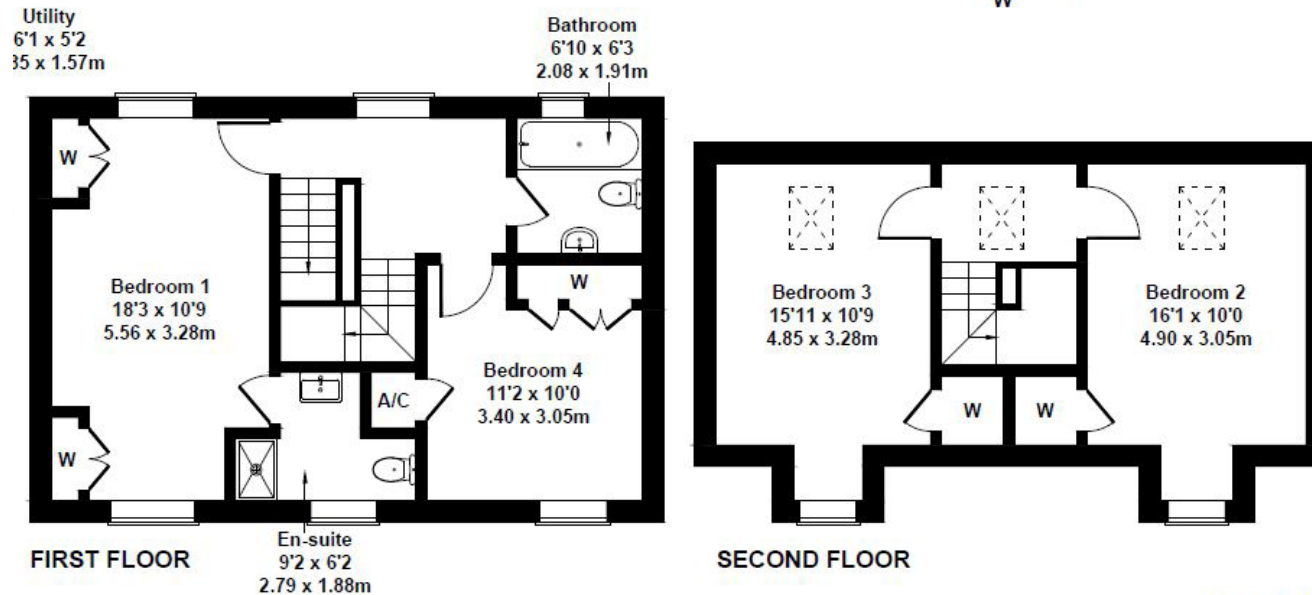
Second Floor

Bedroom 2 16'1" x 10'0"

Bedroom 3 15'11" x 10'9"

Services: Mains electricity, water & drainage.
Oil-fired central heating (recently replaced boiler)

Council Tax Band: D **Tenure:** Freehold



Not to Scale. Produced by The Plan Portal 2024
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