



23 KINGS MEADOW DRIVE  
OFFERS OVER **£350,000**

Immaculate 4 Bed Detached House w. Double Garage  
**WINKLEIGH**

MILLER TOWN & COUNTRY  
exp UK





- » Beautifully Presented 4 Bed Home
- » Brand New Conservatory
- » Spacious Living Room w/ Wood Burner
- » Recently Updated Bathrooms
- » New Flooring Throughout
- » Detached Double Garage
- » Popular Edge of Village Location

## The Property

This 4 bedroom detached house has been tastefully updated in recent years, and you can spot the quality from the moment you walk through the door. The front porch opens into a hallway, and to your left is the 16'6" x 12'3" living room with a brand new wood burner and mantle piece, and glazed french doors lead into the new conservatory overlooking the attractive lawned rear garden. Next to the living room is a separate dining room - perfect for entertaining - and the attractive kitchen has modern units with plenty of workspace and superb lighting. Off the kitchen is a convenient utility room, and a WC rounds out the ground floor. Upstairs are the four bedrooms, with the primary and secondary rooms having built-in wardrobes and the primary having an en suite. Both the family bathroom and en suite have been recently updated and are finished to a high standard. The entire interior has been redecorated, flooring has been replaced and a new boiler was installed in 2021. To top it all off, the loft is part boarded. You will not find another property finished to this standard in this price range in the area.







## Outside

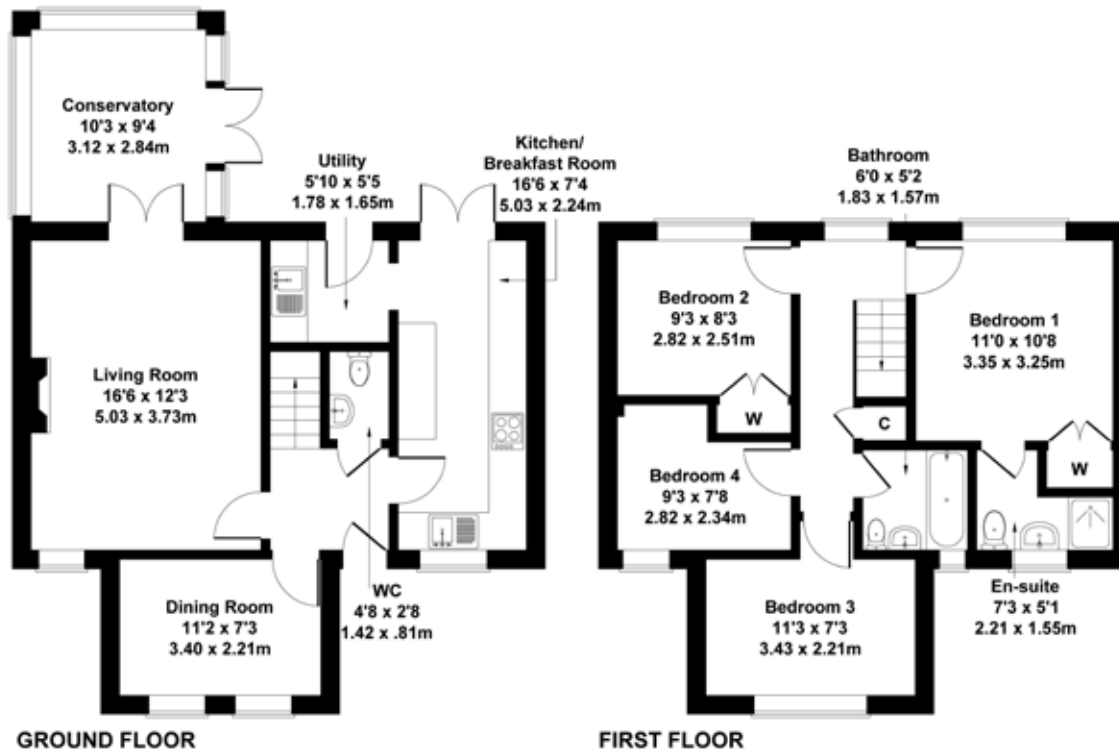
To the front is a lawned garden with hedge border. The detached double garage with new roller shutter doors and driveway are to the right. Gated pathways on both sides of the house lead to the enclosed rear garden. The conservatory opens on to a lovely patio space and lawned rear garden. A pergola with separate patio area is perfect for a glass of wine at the end of a long day.





## 23 Kings Meadow

Approximate Gross Internal Area  
1147 sq ft - 107 sq m



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

The property sits at the end of a cul-de sac located on the edge of the charming village of Winkleigh, just a short walk from the square. 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.

## KEY INFORMATION

	4 Bedrooms		EPC Rating: E (54)
	2 Bathrooms		Council Tax Band: D
	3 Reception Rooms		Tenure: Freehold
	Double Garage & Driveway parking		Broadband: Superfast (FTTC)
	Not Listed		Mobile Signal: Indoor likely, Outdoor likely
	Heating: LPG (private tank)		Not suitable for wheelchair users
	Utilities: Mains electricity, water & drainage		
	Restrictions: None known		
	Easements, Wayleaves: None known		
	Public Rights of Way: None		
	Flooding: None known		
	Notable Construction Materials: None known		
	Building Safety Concerns: None known		
	Mining Area: No		
	Planning Permission / Proposed Developments: Permission for new build houses to be built in field adjacent to property		

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01837 54080 | okehampton@millertc.co.uk

www.millertc.co.uk

2 Jacob's Pool House, 11 West Street,  
Okehampton, Devon, EX20 1HQ



### VIEWING:

Strictly through the vendor's sole agents  
Tavistock 01822 617243  
Okehampton 01837 54080

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