



81 WESTCOTS DRIVE  
OFFERS OVER £350,000

Immaculate Detached Bungalow w/ 2 Garages & Parking  
WINKLEIGH

MILLER TOWN & COUNTRY  
exp UK





- » Spacious and Bright 3 Bed Bungalow
- » Large Triple Aspect Living Room
- » Located Near Amenities in Popular Village
- » Elevated Position with Views
- » Two Driveways and Two Garages
- » Wonderful Gardens Full of Colour
- » Peaceful Location

## The Property

This gorgeous 3 bedroom detached bungalow is located toward the end of the popular Westcots Drive in Winkleigh. The bungalow has been maintained to an exceptional standard and is ready for you to move in. Through the front door is the hallway that leads to all of the home's rooms. To the left is the well appointed kitchen with large window providing views toward Dartmoor, and adjacent to the kitchen is the triple aspect living room that is flooded with natural light. To the right of the front door are two double bedrooms, one with en suite shower room, a single bedroom and the main bathroom. Outside are lawned front and rear gardens with attractive trees and flower and shrub borders that are a haven for butterflies and bird life. To the left side of the bungalow is a private drive leading to a detached single garage that is a prime opportunity for conversion to additional accommodation, subject to the necessary consents. To the right of the property is a second private drive and another single garage.



## Outside

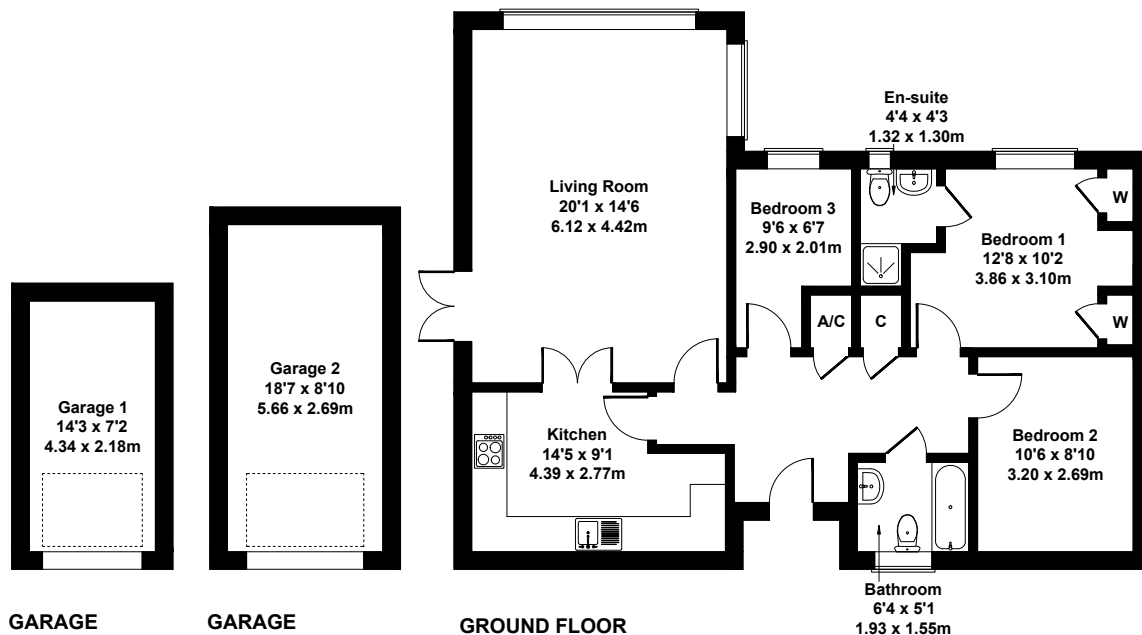
Lawned front garden with ornamental trees and shrub borders. Lawned rear garden with flower and shrub borders and trees to rear. Two private driveways and two single garages.





## 81 Westcotts Drive

Approximate Gross Internal Area  
911 sq ft - 85 sq m  
(Excluding Garages)



Not to Scale. Produced by The Plan Portal 2025  
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## Location

Winkleigh is a charming village with a vibrant community. 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

- 3 Bedrooms
- 2 Bathrooms
- 1 Reception Rooms
- Driveway and Garage
- Not Listed
- Heating: Bulk LPG
- Utilities: Mains electricity, water and drainage
- Restrictions: Yes - Layout of front driveway and path not to be altered and TPO's on 4 trees.
- 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: None known
- EPC Rating: E (49)
- Council Tax Band: D
- Tenure: Freehold
- Broadband: FTTC \*
- Mobile Signal: Indoor limited, outdoor Likely \*
- Lateral Living

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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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