



**14 KINGS FARM LANE**  
**OFFERS OVER £290,000**

**Beautifully Presented 3 Bedroom Bungalow**  
**WINKLEIGH**

**MILLER** TOWN & COUNTRY  
**exp** UK





- » Detached 3 Bedroom Bungalow
- » Quiet, Peaceful Location
- » Beautifully Presented Throughout
- » Oversized Double Garage
- » Ample Driveway Parking
- » Double Glazing
- » Private South Facing Rear Garden

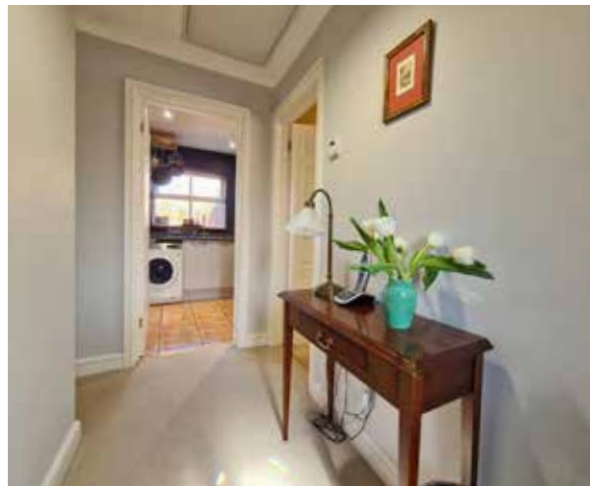
## The Property

One of the most peaceful bungalows in Winkleigh, this immaculate detached three bedroom property sits in the middle of a wrap around garden at the edge of the village. The practical layout and modern bathroom and kitchen means the home is ready for a new owner to move in. The oversized double garage is a standout feature of the home, providing ample storage space, or perhaps an area for hobbies or a home gym.



## 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 number of quiet seating areas to enjoy the outside space, including a large paved patio. The rear garden has a wide array of shrubs and flowers. The plot wraps around all four sides of the bungalow.

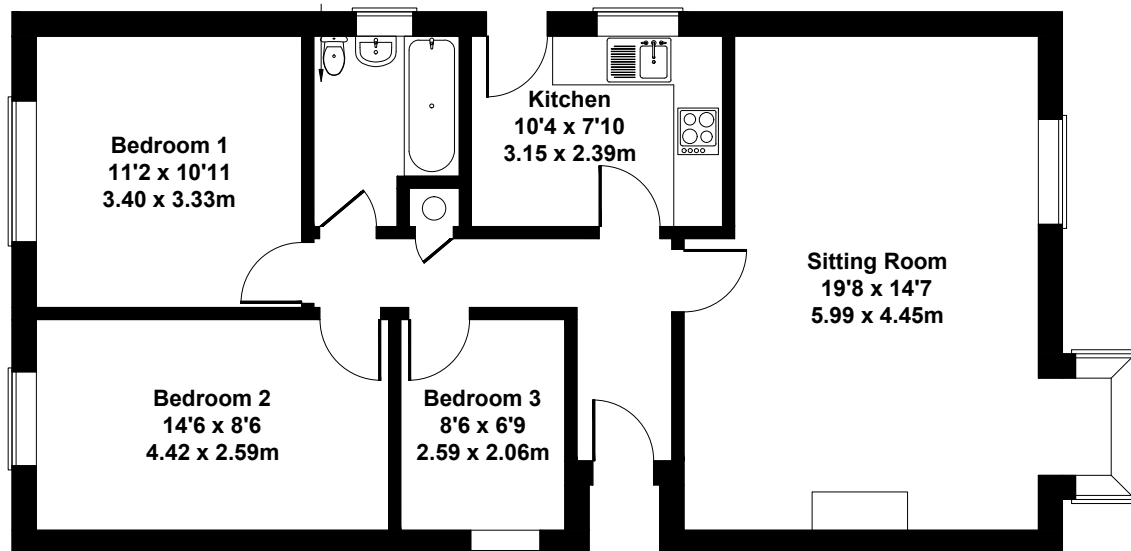






## 14 Kings Farm Lane

Bathroom  
7'4 x 6'5  
2.24 x 1.96m  
Approximate Gross Internal Area  
836 sq ft - 78 sq m



### GROUND FLOOR

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

## KEY INFORMATION

	3 Bedrooms		EPC Rating: F (37)
	1 Bathroom		Council Tax Band: D
	1 Reception Room		Tenure: Freehold
	Double garage & driveway		Broadband: FTTC
	Not Listed		Mobile Signal: Indoor likely (O2, Vodafone), outdoor (all providers)
	Heating: LPG (private tank in garden)		Lateral Living
	Utilities: Mains electric, water and drainage		
	Restrictions: Yes-Right to access land for maintenance of service media		
	Easements, Wayleaves: Yes-One neighbour has right of access across driveway		
	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		

## Miller Town & Country powered by eXp

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### VIEWING:

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