



49 WESTCOTS DRIVE
OFFERS OVER £200,000

Fantastic 2 Bed House with Garage & Parking
WINKLEIGH

MILLER TOWN & COUNTRY
exp UK



- » 2 Bedroom Terraced House
- » Recently Updated Bathroom
- » Enclosed West Facing Rear Garden
- » Single Garage & Private Parking
- » Superb Value for Money
- » Popular Location
- » Sought After Village with Amenities

The Property

This 2 bedroom terraced house presents an excellent opportunity for first time buyers, downsizers and investors. On the ground floor are a spacious living / dining room with patio doors leading onto the enclosed rear garden, the kitchen and a WC. Upstairs are 2 double bedrooms, with the primary having a large built-in wardrobe, and the recently updated bathroom.



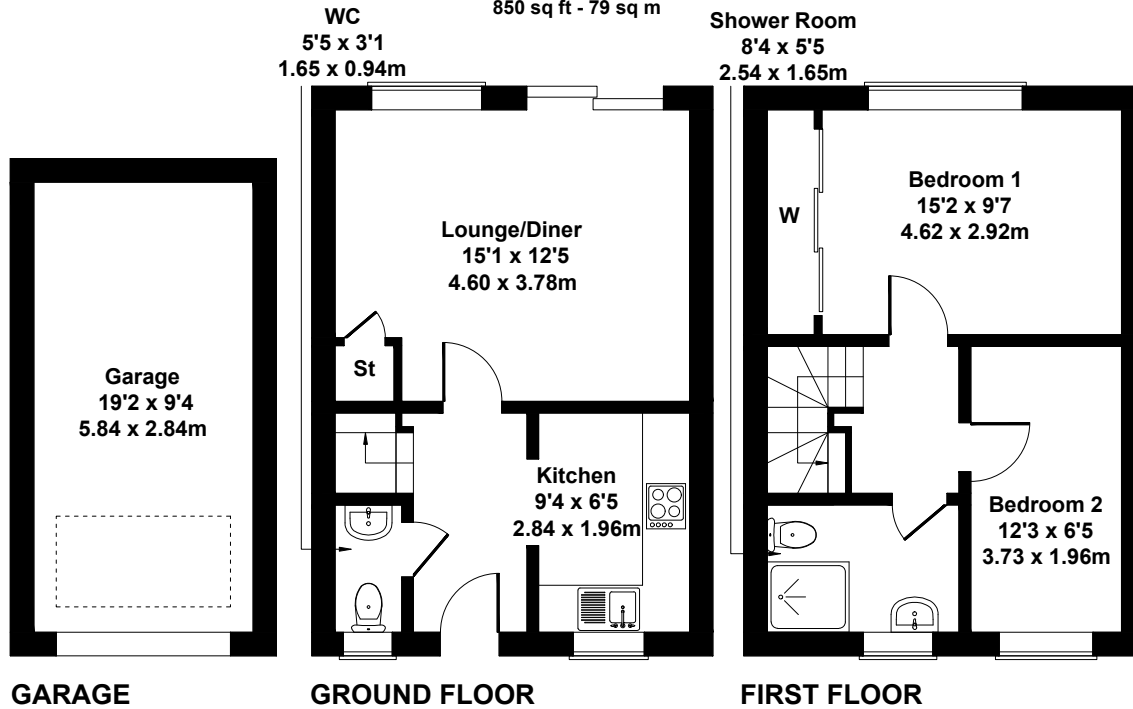
Outside

To the front is a small courtyard leading to the front door, and to the rear is a lovely enclosed west-facing garden with patio area. The garden is primarily laid to lawn with a range of striking roses along the fence. At the rear of the garden is a door into the single garage, and in front of the garage is a private parking space.



49 Westcots Drive

Approximate Gross Internal Area
850 sq ft - 79 sq m



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 store, 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

	2 Bedrooms		EPC Rating: D (59)
	1 Bathroom		Council Tax Band: B
	1 Reception Room		Tenure: Freehold
	Private drive and single garage		Broadband: FTTC *Per Ofcom
	Not Listed		Mobile Signal: Limited to good *Per Ofcom
	Heating: LPG		Not suitable for wheelchair users
	Utilities: Mains electric, water and drainage		
	Restrictions: Yes - No caravans, business use or nuisance		
	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		

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VIEWING:

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