



12 Stafford Way, Dolton

Guide Price **£265,000**

12 Stafford Way

Dolton, Winkleigh

- Detached village property
- Flexible accommodation
- 4 Bedrooms
- Ground floor bedroom with ensuite
- Open plan kitchen/lounge/diner
- Parking
- Garden
- Corner plot
- No onward chain!

Dolton is a popular village in the heart of Devon surrounded by farmland and picturesque rolling hills, this detached property provides flexible accommodation with a ground floor bedroom with ensuite, ideal for growing families or multi-generational living. Being offered with no onward chain, this well presented home has a sun room and garden on a lovely corner plot.

The kitchen has an array of beech shaker style units with space for a dishwasher, cooker and fridge/freezer, the kitchen opens up onto the dining area and around to the lounge with bay window and fireplace with flu ready to fit a woodburning stove if desired. Also on the ground floor is the 4th bedroom which would also be used as further living space or home office with a ensuite shower room and access to the rear garden, the sun room leads from the dining area giving even more living space also with access to the garden.





Upstairs to the front is a double bedroom and single bedroom with fitted cupboard, to the rear is a further good sized double and the well presented family bathroom with white suite p-shaped bath and shower head over, WC and sink. There is uPVC double glazing throughout and oil fired central heating. Outside to the front is a garden with ornamental tree and shrubs and parking space for 1 vehicle, there is access around both sides to the rear garden mostly laid to lawn and patio area ideal for outdoor dining with a store to the side.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2025/26 - £2165.85

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 51Mbps

Drainage: Mains drainage

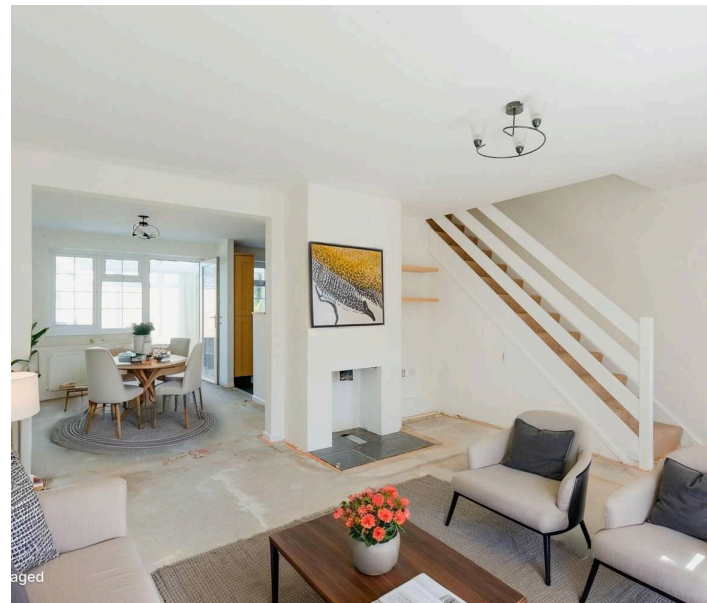
Heating: Oil fired central heating

Listed: No

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.



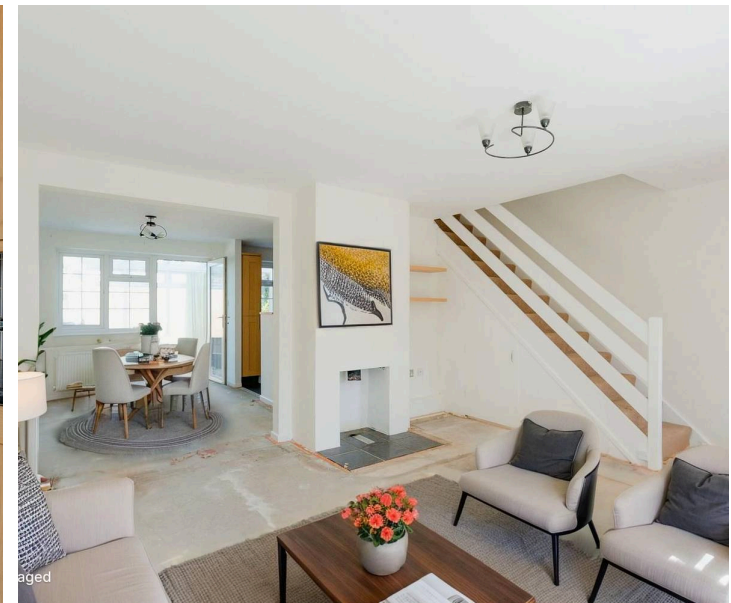
Dolton is a charming village nestled in the beautiful county of Devon. Surrounded by rolling hills and picturesque countryside, it offers a peaceful and tranquil escape from the hustle and bustle of city life. The village itself boasts a number of excellent facilities, including 2 pubs, a village shop/post office, a butchers shop, a church and a chapel and an active football team. In addition, there are several nearby villages that offer their own unique charm and character, such as Winkleigh and Beaford. Families with children will also be pleased to know that there are a number of highly-regarded schools in the area, including Dolton Primary School and the choice of Chulmleigh or Torrington for secondary school. Overall, Dolton is a fantastic place to live, offering a wonderful combination of natural beauty, community spirit, and excellent amenities.

DIRECTIONS

From the A3124 take the turning into the village of Dolton, take a left turn onto Barfield Road and then onto Stafford Way, number 12 can be found down to the right on the corner marked with a Helmores board.

For Sat Nav: EX19 8PY

What3Words: [///engrossed.peachy.prime](https://www.what3words.com/engrossed.peachy.prime)





Floor 0



Floor 1

Approximate total area⁽¹⁾
90.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.