



**Three Oaks, Hatherleigh Road, Winkleigh, EX19 8AP**  
**£2,200 pcm**



## Three Oaks, Hatherleigh Road, Winkleigh

- Incredible family home
- Edge of village location with Dartmoor views
- 4 double bedrooms with 3 bathrooms
- Modern open plan living areas
- Stunning kitchen and interiors
- South facing gardens
- Off-road parking and timber outbuilding

On the edge of Winkleigh, still within the boundaries, is Three Oaks. A large, detached bungalow that holds somewhat of a secret. From the roadside, you'd be forgiven for assuming it's just another nice, detached property, but once inside, everything changes. From the first step inside, it's clear that this is no ordinary place. The property has been greatly improved by the owners and offers a fantastic, modern living space. The style and quality of this wonderful home is clear to see throughout the 4 double bedrooms (2 with ensuite shower rooms). The family bathroom is also a level above the normal and there's the essential storage and utility room that one may expect. The south facing views from the open plan kitchen/dining/living room reach out over the garden and rooftops to Dartmoor on the horizon. With over 1850sqft of internal accommodation. Please peruse the photos but in truth the property looks even better when you are there.







Outside, there is ample off-road parking along with a timber store (garage sized) and also a good-sized south facing garden at the rear which gently slopes away. There is a raised seating area to ensure those wonderful views.

Please see the floorplan for room sizes.

TERMS :

Rent : £2200 pcm

Deposit : £2200

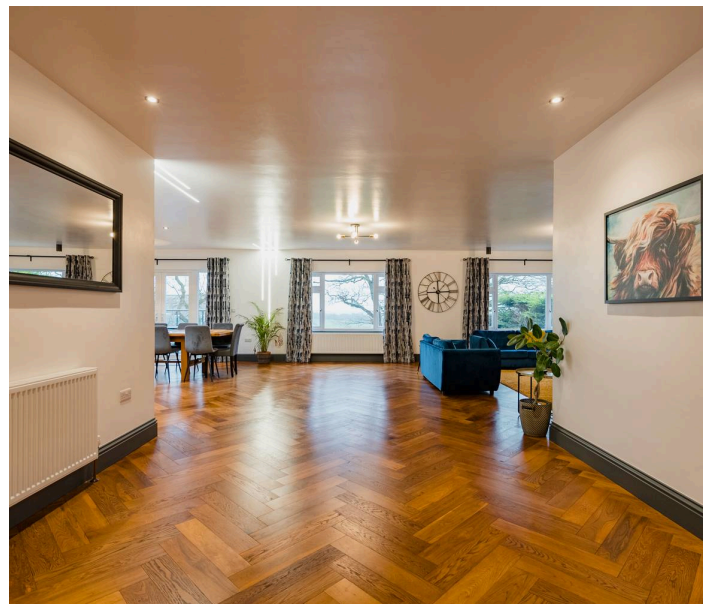
Heating : Oil fired central heating

Current Council Tax : Band D - Mid Devon

Utilities : Mains electric, water, telephone & broadband

Drainage : Private Drainage

**WINKLEIGH** is a gem, concealed deep within the rise and fall of the Mid Devon hills. As far as villages go it is quite large and has a strong community atmosphere, whilst still retaining many of its unique traditions (including an annual 750 year old country fayre). Winkleigh has many facilities, including: 2 pubs, a post office, general stores, a butchers, a vets, a doctor's surgery, mechanics garage, a primary school, a chapel, sports centre, village hall and community hall...certainly enough to satisfy. For history enthusiasts the village is home to the ruins of two 12th Century castles – the only village in Devon that is. The closest supermarkets are in the towns of Okehampton (11 miles) & Crediton (14 miles), access to the A30 dual carriageway is under 10 miles, giving access to the depths of Cornwall or linking with the A303 to London.





**DIRECTIONS :** For sat-nav use EX19 8AP

What3Words address is [///washed.slogans.dolls](https://www.what3words.com/#!/washed.slogans.dolls) but if you want the traditional directions, please read on.

As you arrive into Winkleigh on the B3320, take the first left as signed to North Tawton (A3124) and then second right signed to Winkleigh. Proceed up to the top of the hill and at the junction, turn left and immediately left into Hatherleigh Road. The property will be found a little further on your left.

I'm INTERESTED to look! What next?

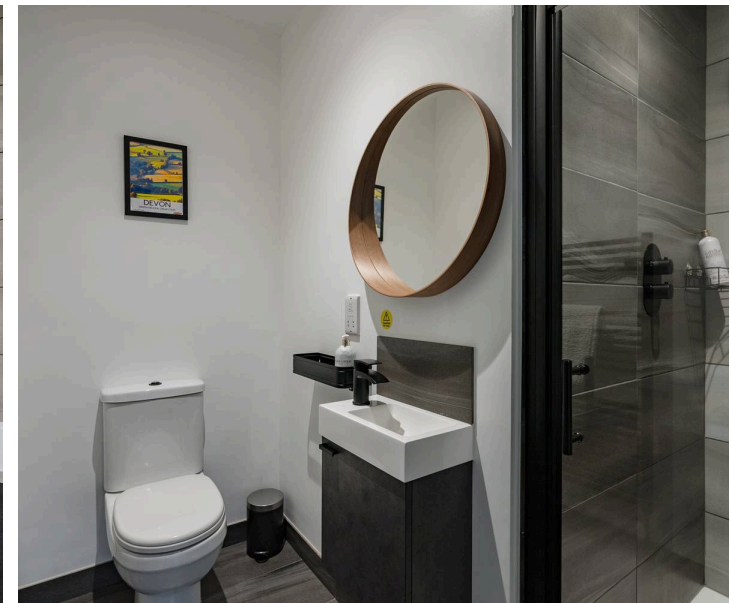
We'll fix you a viewing appointment - phone, email or call into the office with some dates and times that suit you.

I want to APPLY! What next?

You'll need to complete an application form which you can be given a paper copy of or we can send you a link to your email. We also need to check your ID so that we comply with the Right to Rent check, which is a legal requirement now for all tenancies - this can be found at <https://www.gov.uk/government/publications/right-to-rent-document-checks-a-user-guide>

HELP! I need more information on the whole renting process!

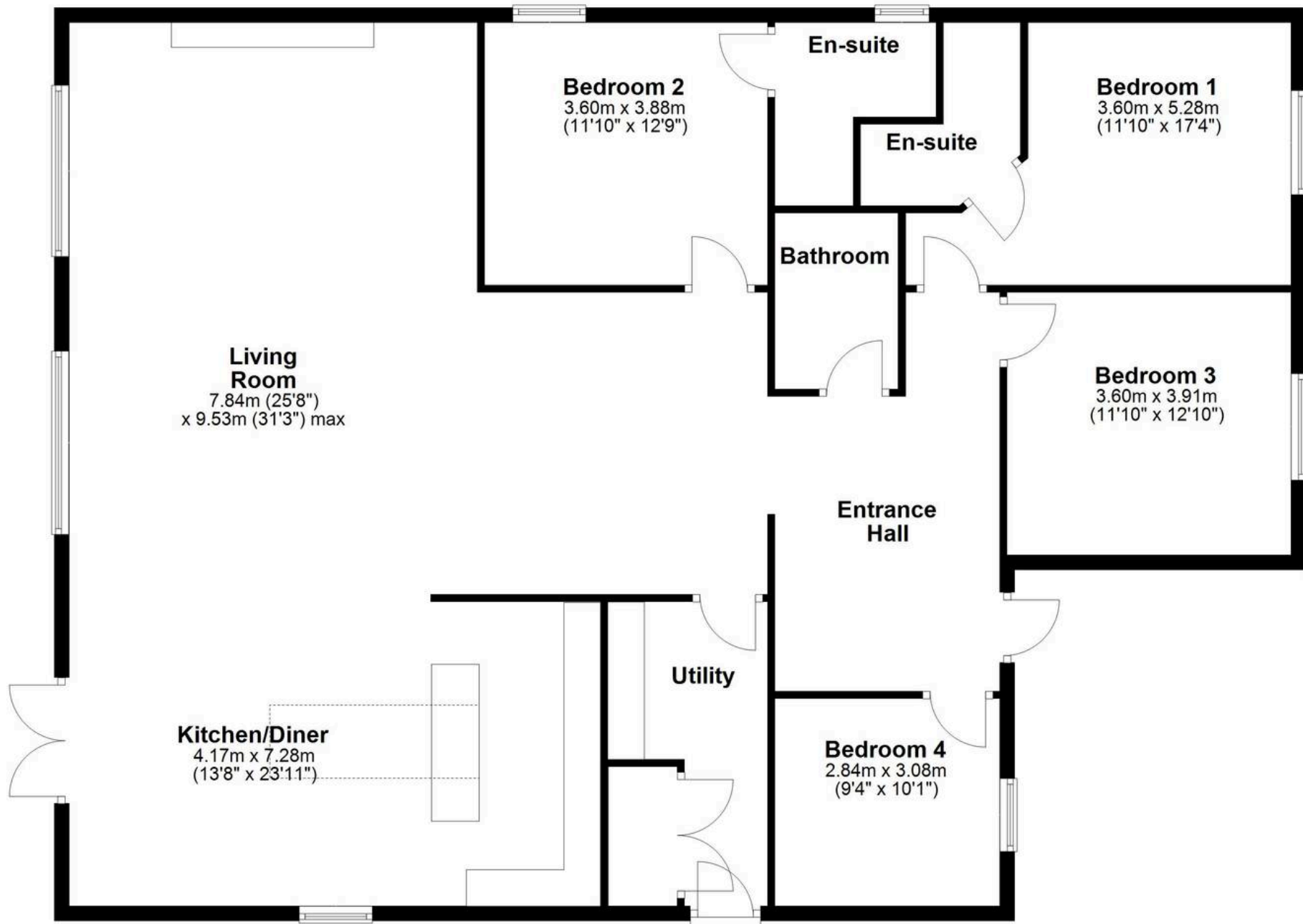
We're here to hold your hand through the entire process. So, get in touch with Helmores rental dept - the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!





## Ground Floor

Approx. 181.3 sq. metres (1951.7 sq. feet)



Total area: approx. 181.3 sq. metres (1951.7 sq. feet)





# Helmores

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