



BERESCOTT , ROBOROUGH, WINKLEIGH, EX19 8SX

Charming detached bungalow set in a sought-after village with stunning countryside views. Features include a spacious kitchen diner with Rayburn, sitting room with fireplace, three bedrooms, and a contemporary shower room. Enjoy beautiful mature gardens, a peaceful setting with the village church to the rear, garage, and driveway parking. A perfect rural retreat.



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£425,000



- **DETACHED COUNTRY BUNGALOW SITUATED WITHIN A SOUGHT AFTER VILLAGE**
- **BEAUTIFUL MATURE GARDENS**
- **PEACEFUL SETTING WITH CHURCH TO THE REAR**
- **GARAGE AND DRIVEWAY PARKING**
- **SITTING ROOM WITH FIREPLACE**
- **SPACIOUS KITCHEN/DINER WITH RAYBURN**
- **THREE BEDROOMS**
- **CONTEMPORARY SHOWER ROOM**
- **ROLLING COUNTRYSIDE AND STUNNING VIEWS SURROUNDING THE VILLAGE**



Charming Detached Bungalow in Idyllic Village Setting

Nestled within a highly sought-after village, this delightful detached country bungalow offers a rare opportunity to enjoy peaceful rural living surrounded by rolling countryside and stunning views. Set against the tranquil backdrop of the village church, the property boasts beautiful, mature gardens that enhance its serene atmosphere.

Inside, the bungalow features a welcoming sitting room complete with a characterful fireplace, and a spacious kitchen diner fitted with a traditional Rayburn - ideal for family meals and entertaining.

The accommodation includes three well-proportioned bedrooms and a contemporary shower room designed with modern comfort in mind. Additional benefits include a garage, driveway parking for several cars, and easy access to the charming village amenities, including The New Inn, a traditional village pub. Whether you are seeking a quiet retreat or a scenic base to explore the countryside, this picturesque home offers both character and comfort in equal measure.

ENTRANCE HALL

10'0" x 11'10"

SITTING ROOM

20'3" x 12'0"

KITCHEN/DINER

18'2" x 11'1"





BEDROOM ONE

12'0" x 11'1"

BEDROOM TWO

8'11" x 13'1"

BEDROOM THREE / STUDY

8'11" x 11'0"

SHOWER ROOM

6'0" x 9'10"

OUTSIDE

To the front of the property is a 5 bar gate, which gives access to the driveway, providing parking for several cars, which in turn leads to the garage. There are attractive gardens that wrap around three sides of the property, with areas of lawn, flower beds, mature trees, raised decked seating terrace and pretty borders. The garden to the rear backs onto St Peters Church, which dates back to the 15th Century.

AGENTS NOTE

Tenure Freehold

Mains water, electricity and drainage

Oil central heating

Barnstaple approx 13.5 miles

High Bickington approx 4.2 miles

Exeter approx 29 miles

Torrington approx 5.5 miles

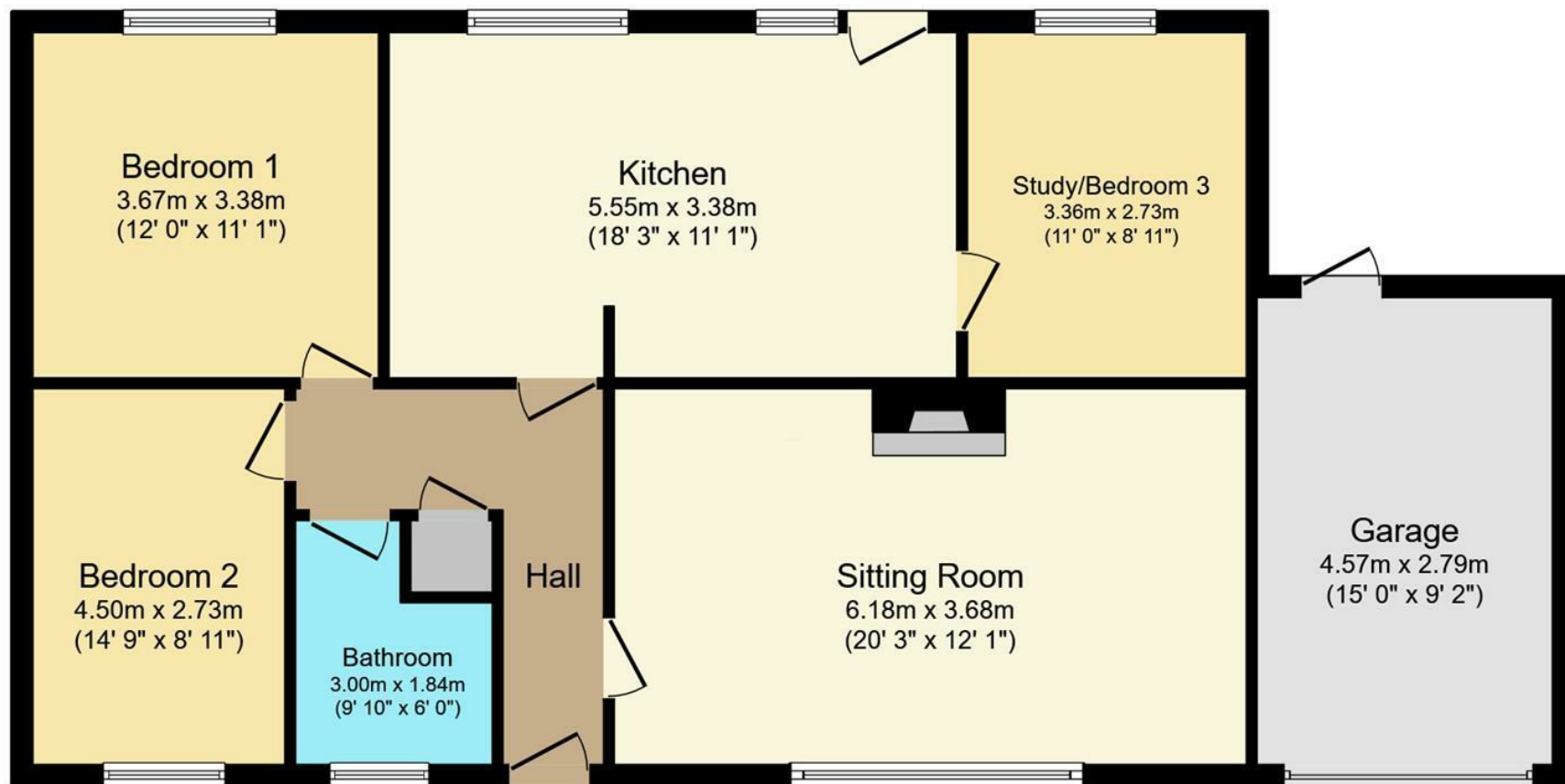
NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.









Floor Plan

Floor area 98.6 sq.m. (1,061 sq.ft.)

Total floor area: 98.6 sq.m. (1,061 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND D



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