



12 Lendon Way

12 Lendon Way, , Winkleigh, Devon, EX19 8JS



Exeter 22 miles, Okehampton 11 miles,
A30 11 miles

A deceptively spacious
detached bungalow, within the
sought after village of Winkleigh.

- Detached Bungalow
- Living Room/Dining Room
- Two Bedrooms
- Kitchen
- Garden
- Parking for 2 Vehicles
- No Forward Chain.
- EPC Rating C
- Council Tax Band C
- Freehold

Guide Price £265,000

SITUATION

The property is situated in Lendon Way, on the edge of the popular village of Winkleigh. The Village itself lies amidst rolling Devonshire countryside and offers a good range of facilities including village stores, Post Office, butcher, primary school, preschool, two public houses, veterinary surgery, doctors surgery and village church. There are a range of community activities for all ages, based around the community centre, village hall and sports hall. The village also has good local transport services with daily buses to Exeter and Barnstaple and also a service to Okehampton some 11 miles away and situated on the northern fringes of the Dartmoor National Park. Okehampton has an excellent range of shops and services, and supermarkets including a Waitrose, modern hospital, leisure centre and expanding sixth form college. From Winkleigh the town of Crediton is also easily accessible and the cathedral and university city of Exeter, with its M5 motorway, mainline rail and international air connections, is within easy driving distance. In addition, the north coast of Devon and Cornwall are easily accessible with attractive beaches and delightful coastal scenery, whilst the Torridge Valley offers many opportunities for fishing and outdoor pursuits together with walking and cycling on the Tarka Trail.

DESCRIPTION

A deceptively spacious detached bungalow, within the sought after village location of Winkleigh. The property is well presented both internally and externally and in brief comprises; entrance hall with doors leading to the sitting room, with further sliding doors to a light and spacious conservatory. There is a well equipped kitchen, two double bedrooms (one with fitted wardrobes) and a family bathroom. To the front of the property, there is a driveway offering parking for two vehicles. A generous garden lies to the rear, being laid to lawn with patio area and the added benefit of multiple sheds with views over the countryside.

ACCOMMODATION

Via timber entrance door to: ENTRANCE HALL: Access to loft space, fitted airing cupboard with slatted shelving. Doors to LIVING/DINING ROOM: Living flame coal effect gas fire with 'Beckford Portuguese' limestone surround and hearth, Window to rear, sliding patio doors to CONSERVATORY: Attractive aspect to gardens and countryside beyond, vinyl flooring, Upvc double glazed French doors to the garden. KITCHEN: Fitted with a range of wall and floor cupboards with inset sink and drainer. Built in eye level double electric oven and gas hob with extractor hood hood over. Space and plumbing for

washing machine, wall mounted gas fired boiler. Tiled Flooring. BEDROOM 1: Mirror fronted built in wardrobes, further built in 'Sharpes' wardrobes with matching side units and overhead cupboards and dresser, window to front aspect. BEDROOM 2: Window to front aspect. BATHROOM: Wood panelled bath with mixer tap and shower attachment. Separate electric shower over, low level Wc, pedestal wash basin.

OUTSIDE

To the front of the property is a tarmac drive providing parking for two vehicles. A side gate opens to a paved path which leads to enclosed rear garden comprising of a well maintained lawn, flower, shrubs and tree borders, together with a patio. On the other side of the property, is an enclosed area of patio with a number of storage sheds and views over the Devonshire countryside.

SERVICES

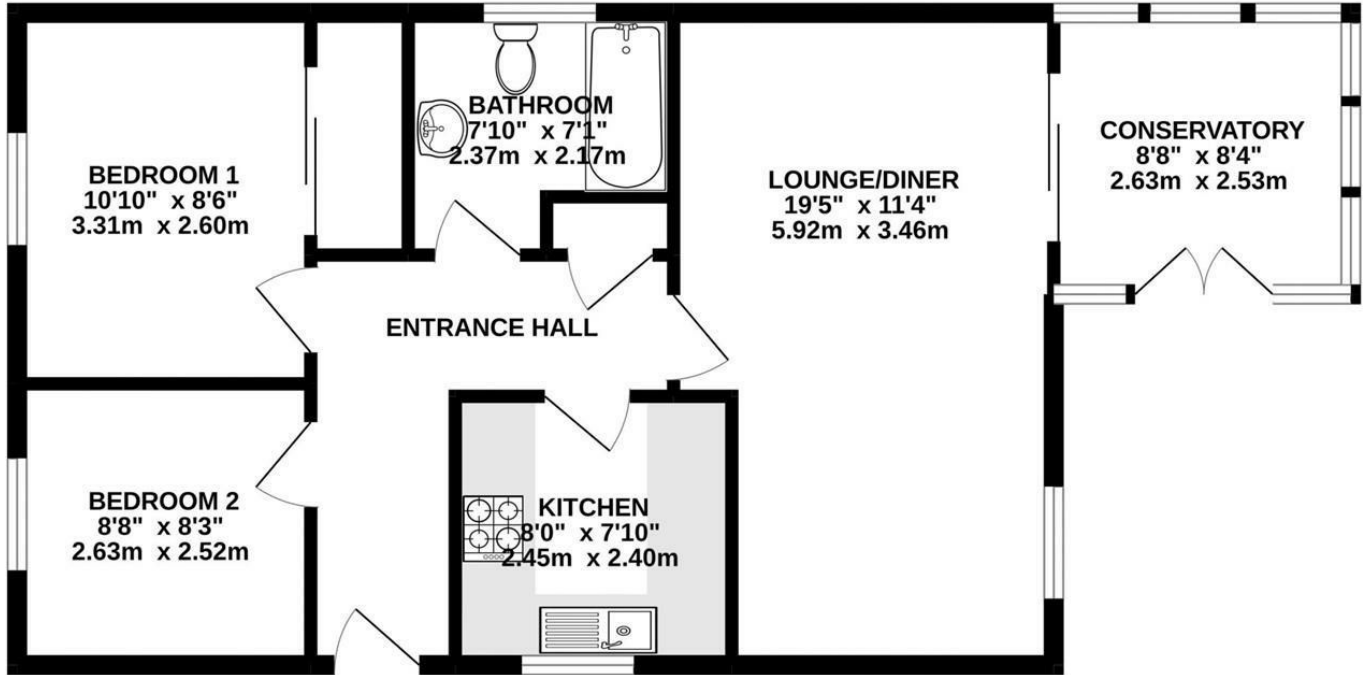
Mains water, drainage, electricity and Flo-gas supply to the estate. Broadband: Superfast available upto 80 mbs (Ofcom). Mobile Coverage: 02 available (Ofcom)

DIRECTIONS

From Okehampton proceed in a north easterly direction, taking the B3215. After approximately 4 miles turn left at Belstone Corner, just before the railway bridge, signposted to Sampford Courtenay. At the mini roundabout turn right onto the A3072 and after approximately 1 mile turn left to North Tawton and after ¼ mile turn left again to Winkleigh. Stay on this road and take the first turning for Winkleigh upon your left at the bottom of the hill. at the next junction bear right into Lendon Way, keep right and the property will be found upon your right.



GROUND FLOOR
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A			88
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Net energy efficient - higher scoring coats
EU Directive 2002/91/EC

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