



2 Kings Meadow Drive, Winkleigh, EX19 8HD

Guide Price £340,000

A well presented DETACHED BUNGALOW situated towards the outskirts of Winkleigh but a level walk to the shops offering spacious and well laid out THREE BEDROOM AND TWO BATHROOM accommodation including a Sitting Room, Kitchen and Conservatory with Off-Road PARKING for two cars, DETACHED DOUBLE GARAGE and good sized GARDEN

SITUATION

The rural Devonshire village of Winkleigh offers an excellent range of facilities and amenities including local shops, a butcher, Post Office, doctors surgery, veterinary practice, Church, two public houses, a mobile bank and library, and a primary school. The village and community also offers a wide range of social clubs and activities including a new Leisure Centre on the outskirts of the village, offering tennis, lawn green & short mat bowls, snooker and table tennis. The north Dartmoor town of Okehampton lies twelve miles to the south and offers a wider range of facilities and amenities including three supermarkets, further shops, accountants, solicitors, a dental practice, a cottage hospital, a secondary school/community college and a golf course. Barnstaple, North Devon's regional centre is just over twenty minutes drive, and with the Cathedral and University city of Exeter to the south, both offer the wide range of shopping, amenities and facilities one would expect from the county's principal town and city. Tiverton, the M5 motorway at Junction 27 and Tiverton Parkway station, which provides a fast Intercity rail link to London Paddington, are approximately one hour's drive, and there is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with further Leisure Centres at Crediton, Okehampton, Chittlehamholt, Chulmleigh and Barnstaple, further tennis courts and clubs including the 'Tarka' centre with indoor courts at Barnstaple, local rugby, football and cricket clubs, world famous fishing in the rivers Taw and Torridge, additional nearby golf courses at Libbaton, Chittlehamholt, Chulmleigh and Down St Mary, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and watersports on North Devon's scenic and rugged coastline, being approximately three-quarter of an hour's drive.

DESCRIPTION

2 Kings Meadow Drive is a sizeable detached bungalow situated in a quiet cul-de-sac of similar properties towards the outskirts of Winkleigh. The property was built in the late 1990's and is of modern insulated cavity brick construction under a tiles roof with part rendered and colour washed elevations and uPVC double glazing throughout. Internally the spacious and well laid out accommodation briefly comprises an Entrance Hall, a spacious Sitting Room, a recently built Conservatory, a Dining Room, a Kitchen, a Master Bedroom with En-Suite Shower Room, two further Bedrooms and a Bathroom. 2 Kings Meadow Drive also benefits from LPG gas central heating throughout. Outside the bungalow is approached over a tarmac drive providing parking for at least two cars and access into the Detached Double Garage

with concrete floor, light and power connected. At the rear of the bungalow there is a large lawned Garden which is bordered by wooden panel fencing creating a really super addition.

ENTRANCE

From the Front, a half glazed Front Door opens into the

ENTRANCE HALL

with doors off to all principal rooms, hatch to roof space, coved ceiling, two smoke alarms, radiator and electrical fuse boxes. On one side is the Airing Cupboard housing the factory lagged hot water cylinder with electric immersion heater and a range of shelving whilst on the opposite side double doors open into the

SITTING ROOM

A good sized room with bay window to the front and marble effect fireplace at one end with wooden surround and mantle (CURRENTLY NOT IN USE). The sitting room also benefits from a coved ceiling, two radiators, wall lights and TV and telephone point. On one side double doors open into the

DINING ROOM

with further fully glazed sliding Patio Doors overlooking and leading into the Conservatory and door to one side opening into the Kitchen. The Dining Room is finished with a coved ceiling and radiator.

CONSERVATORY

A recent addition being of uPVC double glazed construction under a triple polycarbonate roof with French doors to one side overlooking and leading out to the garden.

KITCHEN

A well equipped Kitchen fitted with a range of matching units to three sides under a roll top work surface with tiled splashbacks, including and incorporating a one and a half bowl sink unit with mixer tap, set below a window to the rear overlooking the garden. On one side there is a built-in stainless steel single oven and grill with inset four ring ceramic hob and pull-out extractor hood over set between a range of matching wall cupboards. In one corner a further cupboard houses the 'Potterton Profile' LPG Gas Boiler providing domestic hot water and servicing radiators with hot water control panel to one side, whilst on the opposite side of Kitchen is space and plumbing for a washing machine and a dishwasher with a further range of matching wall cupboards over. At one end is space and point for a fridge/freezer, a larder cupboard and a radiator. The room is finished with a coved ceiling, a ceramic tiled floor and a heat detector. At the rear, a half glazed back door overlooks and leads out to the Garden, whilst in one corner a door returns to the Entrance Hall.

MASTER BEDROOM

A good sized double Bedroom with window to the front overlooking the Garden with radiator below and built in wardrobe in one corner fitted with hanging rail and storage shelving. The bedroom also benefits from a TV point and wall lights. In one corner a door opens into an

EN-SUITE SHOWER ROOM

fitted with a matching white suite comprising a fully tiled shower cubicle, housing a 'Mira Event' electric shower with tiled splashbacks and glazed shower screen to one side; low level WC; and a pedestal wash hand basin with tiled splashbacks and shaver light over. The En-suite is finished with inset ceiling downlighting, an extractor fan, and an obscure glazed window to the side with radiator below.

BEDROOM 2

Another double Bedroom with window to the rear overlooking the Garden with radiator below, coved ceiling, two wall lights and a telephone point.

BEDROOM 3

A good sized single Bedroom with window to the rear overlooking the Garden with radiator below, coved ceiling.

BATHROOM

fitted with a matching white suite comprising a panel bath with fully tiled splashbacks and stainless steel mixer tap with wall mounted shower attachment and glazed shower screen to one side; a low level WC; a pedestal wash hand basin with tiled splashbacks with mirror and shaver light over. The Bathroom is finished with inset ceiling downlighters, an extractor fan and radiator.

OUTSIDE

From Kings Meadow Drive a tarmac drive and parking area allowing enough space for two cars allows access into the Detached Double Garage with wooden up and over doors, concrete floor, and power, light and water connected. From the parking area a paved path gives access to the Front Door and a good sized area of gently sloping lawn to the front, whilst between the bungalow and the garage a wooden pedestrian gate opens onto a further paved path which runs alongside the property passing the pedestrian door into the Garage and into the Rear Garden, which is a good size and briefly comprises a large area of gently sloping lawn bordered by wooden fencing, and a paved patio area with outside tap to one side allowing access to into the Kitchen and the Conservatory. At the far end of the Bungalow a paved path gives access to a useful wooden garden shed.

SERVICES

Mains electricity, mains water and mains drainage. LPG Gas Fired Boiler providing domestic hot water

and servicing radiators. Telephone connected subject to BT regulations.

VIEWINGS

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024

Floor Plan

Ground Floor
Approx. 105.0 sq. metres (1130.3 sq. feet)



Total area: approx. 105.0 sq. metres (1130.3 sq. feet)

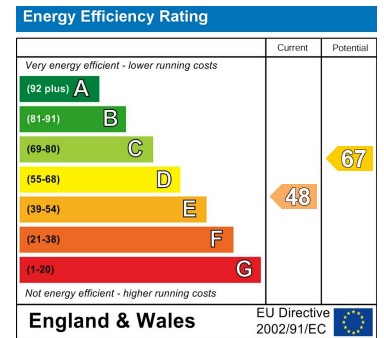
For identification purposes only.
Plan produced using PlanUp.

2 Kings Meadow Drive, Winkleigh

Area Map



Energy Efficiency Graph



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