



**Smithy Brow 1 Forge End, Winkleigh, EX19 8HG**

**Price Guide £240,000**

An attractive MODERN HOUSE offering nicely presented and spacious THREE DOUBLE BEDROOM accommodation benefiting from a SITTING ROOM, KITCHEN and a CONSERVATORY with easily managed REAR GARDEN, SINGLE GARAGE and OFF-ROAD PARKING FOR TWO CARS. Offered with No-Ongoing Chain

## 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

Smithy Brow is a modern three bed semi-detached house situated in a small cul-de-sac of just three other similar houses a couple of minutes walk from the village Square with all its amenities. Internally this spacious house benefits from a good sized Kitchen/Breakfast Room, a large Sitting Room and a uPVC double glazed Conservatory to the rear which overlooks and opens to the south-facing rear Garden. On the First Floor there are three good sized double Bedrooms, one with splendid panoramic views towards Dartmoor, and a Family Bathroom. Smithy Brow also benefits from a most useful Single Garage and a sheltered south facing partially paved and partially lawned Garden. The property is offered with no-ongoing chain.

## ENTRANCE

From the parking area a path gives access to the half glazed Front Door with Storm Porch over and matching obscure glazed panel to one side, opening into the

## ENTRANCE HALL

with doors off to the Sitting Room and Kitchen, and stairs with wooden balustrade and handrail on one side leading up to the First Floor Landing with good storage space under. The Hall also benefits from the electric fuse boxes, smoke alarm and central ceiling light.

## KITCHEN

A good sized room fitted with a range of matching modern floor and wall units to three sides under a roll top work surface with tiled splash backs including and incorporating a single drainer sink unit with pillar taps, set below a window to the front overlooking the garden. The kitchen also benefits from a built-in electric cooker with inset four ring hob and extractor fan over, space & plumbing for a washing machine and space and point for a fridge. The room is finished with ceiling coving, a linoleum floor covering and a night storage heater.

## SITTING ROOM

A light and spacious room with window and fully glazed French doors to the rear overlooking the garden and Conservatory. The room also benefits from ceiling coving and two night storage heaters.

## CONSERVATORY

A uPVC double glazed Conservatory under a triple polycarbonate roof with double doors leading out onto the Garden and linoleum flooring.

## STAIRS AND LANDING

With doors to all Bedrooms and Bathroom, hatch to insulated roof space and ceiling coving.

## BEDROOM 1

A lovely dual aspect double Bedroom with a window to the front overlooking the driveway and an obscure glazed window to the side. The room also benefits from a night storage heater, a further hatch to roof space and ceiling coving.

## BEDROOM 2

A good sized double Bedroom with a window to the front overlooking the cul-de-sac. On one side is the Airing Cupboard housing factory lagged hot water cylinder with Economy 7 immersion heater, timer and control, and a range of slatted shelving over. The room is finished with a night storage heater.

## BEDROOM 3

Another double Bedroom with a window to the rear overlooking the rear Garden and with far-reaching rooftop views to countryside beyond and Dartmoor in the distance. The room is finished with coving and night storage heater.

## **BATHROOM**

with matching grey suite comprising a bath with mixer tap, side handles and electric shower over and fully tiled splash-back surround, shower rail and curtain; pedestal wash-hand basin with splash-backs and mirror over; low level WC. Velux window in part sloping ceiling allow good natural light, electric fan heater.

## **OUTSIDE**

At the front of Smithy Brow is a driveway providing off-road parking for two vehicles, with a small lawned area to one side leading across to the Single Garage with an up & over door, concrete floor, obscure glass window to the rear and light & power connected. At the rear of Smithy Brow is a sunny and south-facing manageable Garden which is partially laid to lawn and partially paved.

## **SERVICES**

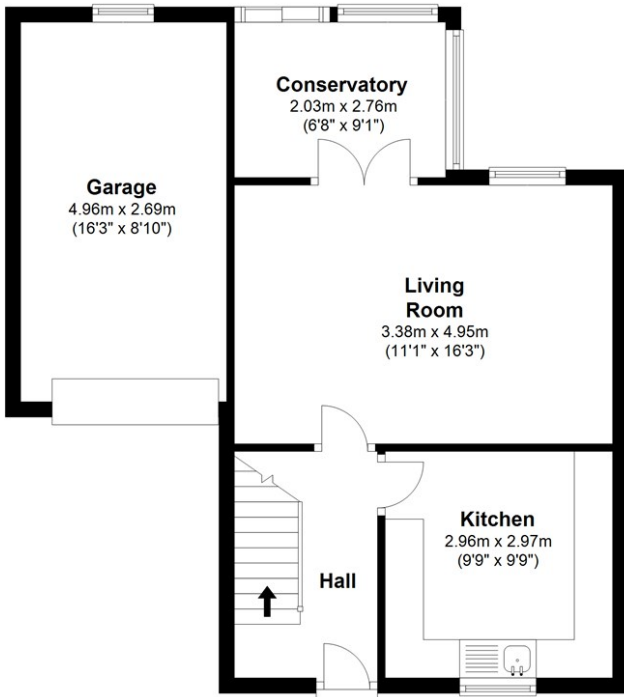
Mains electricity (Economy 7), metered mains water and drainage. Telephone connected subject to BT Regulations (not currently connected). Superfast Broadband available at this property 80 Mbps highest download / 20 Mbps highest upload speed. Mobile Phone and Data coverage is likely with O2 only (broadband and mobile info taken from ofcom checker).

## **VIEWING**

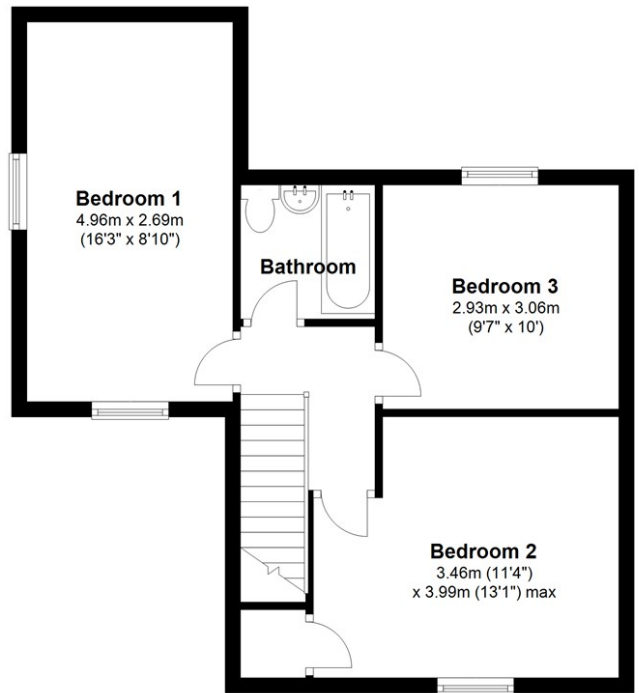
Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail [enquiries@keenors.co.uk](mailto:enquiries@keenors.co.uk)

# Floor Plan

**Ground Floor**

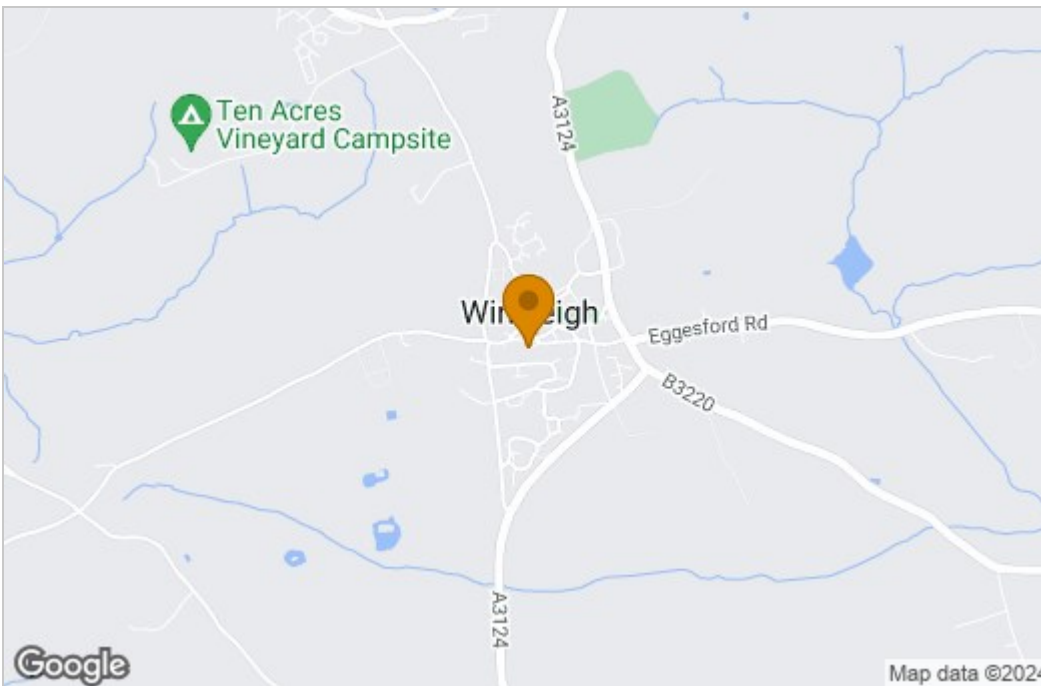


**First Floor**

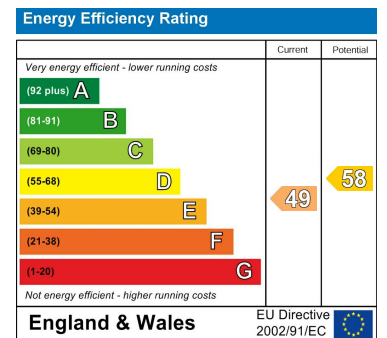


**Smithy Brow, 1 Forge End, Winkleigh**

## Area Map



## Energy Efficiency Graph



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