



Crows Nest



# Crows Nest

, Westleigh, Tiverton, EX16 7HZ

Wellington Town 6.8 miles | Taunton 12.1 miles

A individual detached property offering spacious accommodation, and far reaching views.

- Detached Property
- Three Storey
- Superb Views
- Village Location
- Off Road Parking
- Double Garage
- Enclosed Rear Garden
- Open Plan Dining/Living area
- Freehold
- Council Tax Band E

Guide Price £600,000

## SITUATION

Located within the village of Westleigh, Crows Nest lies approximately 3 miles of the M5 at J27 and Tiverton Parkway railway station. Westleigh is conveniently located close to the popular villages of Burlescombe with it's primary school and church. Holcombe Rogus, which also has a primary school as well as local facilities is just 2 miles away. The larger village of Sampford Peverell is located to the south west and provides a good range of amenities including a convenience store, as well as schooling and a public house. Both Wellington and Tiverton are within 7 and 9 miles respectively, where an excellent range of shopping, recreational and scholastic facilities can be found.

## DESCRIPTION

An individual bespoke designed property located within the village of Westleigh, offering far reaching views. A spacious and well-laid-out detached property arranged over three floors. The entrance hall provides access to a cloakroom, kitchen/breakfast room with utility and internal garage access, and an open-plan living/dining area with bi-fold doors opening to a balcony with countryside views. The lower ground floor includes four double bedrooms, three with rear aspect and one with access to the decking, along with a family bathroom. On the first floor, the principal bedroom features a private balcony, dressing area, and en-suite. A further double bedroom with dual aspect completes the accommodation.



## ACCOMODATION

The front door opens into the entrance hall, with stairs providing access to both the lower ground floor and the first floor. From the hallway, a door leads to a cloakroom fitted with a hand wash basin and WC. A door leads into the kitchen/breakfast room, which features triple aspect windows. The kitchen is fitted with a matching range of wall, base and drawer units with a stainless steel sink, integral double oven, five-ring gas hob, and space for a fridge freezer. From the kitchen, a door provides access to the utility room, which includes matching units, a Belfast sink, and plumbing for a washing machine and tumble dryer. A further door leads from the utility room into the double garage. Also accessed from the entrance hall is the open-plan living/dining area. Both the dining and sitting areas have bi-fold doors opening onto a balcony. The dining area allows space for a table and chairs, and the sitting room is of triple aspect.

Stairs descend to the lower ground floor landing. The family bathroom is fitted with a white suite comprising a bath, separate shower cubicle with mains shower, close coupled WC and wash hand basin. Bedroom 2 is a double room with a rear aspect. Bedroom 3 is a double room with a rear aspect and access to the decking area. Bedroom 4 is a double room with a rear aspect. Bedroom 5 is also a double room with a rear aspect.

From the entrance hall, stairs rise to the first floor landing. The principal bedroom is a double room with dual aspect and a private balcony to the rear. An opening leads to a dressing area with built-in wardrobes and a door to the en-suite, which includes a large shower cubicle, close coupled WC and hand wash basin. Bedroom 6 is a further double room with dual aspect.

## OUTSIDE

To the front of the property, a paved driveway provides off-road parking for multiple vehicles and leads to a double garage with up-and-over door, power, and lighting. Two paved steps give access to the front entrance. A side gate provides access to the rear garden, which is fully enclosed and mainly laid to lawn, with a variety of mature shrubs and trees to the borders. A paved area is positioned to one side of the garden, with a decked area located to the rear of the property.

## SERVICES

Mains electricity, water and drainage. Oil fired heating. Mobile coverage good inside & outside with EE, O2 and Vodafone. Good mobile coverage outside with Three. (Ofcom.) Superfast broadband (Ofcom).

## VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

## DIRECTIONS

From Stags Wellington office, Continue on Fore Street onto Exeter Road at the roundabout, take the 2nd exit onto A38. Turn right onto Longwood Lane and then turn left and then turn right. Take a slight right and the property can be found on your left.



**Approximate Gross Internal Floor Area**  
263.2 sq m / 2833 sq ft (excluding balcony)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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                    |           |
|---------------------------------------------|-----------|
|                                             | Potential |
| Very energy efficient - lower running costs |           |
| (82 plus) <b>A</b>                          | 85        |
| (61-81) <b>B</b>                            |           |
| (49-60) <b>C</b>                            | 70        |
| (35-48) <b>D</b>                            |           |
| (29-34) <b>E</b>                            |           |
| (21-28) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

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