



**49 Westcots Drive, Winkleigh, EX19 8JW**

**Price Guide £170,000**

A modern mid terrace house situated in a quiet cul-de-sac of similar properties towards the outskirts of Winkleigh offering well laid out TWO BEDROOM accommodation including a Kitchen, Sitting Room and Bathroom with OFF-ROAD PARKING, A SINGLE GARAGE AND A SECLUDED REAR GARDEN.

Offered with No-On Going Chain

## SITUATION (WINKLEIGH)

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

49 Westcots Drive is a modern mid terrace two bedroom house situated in a quiet cul-de-sac towards the outskirts of Winkleigh being of modern insulated cavity block construction under a tiled roof with LPG gas central heating and uPVC double glazing throughout. Internally the accommodation is arranged over two floors and briefly comprises an Entrance Hall, a Cloakroom, a Kitchen, and a Sitting/Dining Room, whilst on the first floor there are two double bedrooms and a Bathroom. Outside and to the rear of the property there is an attractive garden and patio area, whilst further to the rear there is a tarmac parking area allowing parking for one car and access into the Single Garage. 49 Westcots Drive is offered with no on-going chain.

## ENTRANCE

From the quiet cul-de-sac a paved path leads up to the Front Door with inset glass light and Storm Porch over; with electricity meter box and outside light to one side, opening into

## ENTRANCE HALL

with doors to the Kitchen, Sitting Room and Cloakroom; and stairs leading to First Floor Landing. Electric fuse box, telephone point, radiator with shelf over, three corner shelves, central ceiling light, coved ceiling, central heating thermostat and smoke alarm

## CLOAKROOM

housing a low level WC and a wall mounted wash hand basin with tiled splash back. Radiator, coved ceiling, central ceiling light and obscure glazed window to the front with tiled sill.

## KITCHEN

fitted with a range of matching fitted units to three sides under a laminate work surface with tiled splash backs and inset single drainer sink unit with mixer tap set below a window to the front with tiled sill. On one side there is a built-in 'Lamona' electric oven with inset four ring LPG gas hob and electric extractor hood over, set between a range of matching wall units. In one corner a cupboard houses the LPG gas boiler providing domestic hot water and servicing radiators, with space and plumbing for washing machine below. The Kitchen is finished with a space and point for fridge/freezer, coved ceiling, electric cooker point.

## SITTING ROOM

including the under stairs storage cupboard fitted with a range of shelving. At the rear there are fully uPVC double glazed sliding Patio Doors overlooking and leading out to the Rear Garden, with window to one side. Two radiators, coved ceiling, and TV point.

## STAIRS AND LANDING

Returning to the Entrance Hall, easy turn stairs with wooden balustrade and handrail to one side lead to the First Floor Landing with doors off to all rooms, hatch to roof space, central ceiling light, coved ceiling and isolator switch.

## BEDROOM 1

A good sized double bedroom with window to the rear overlooking the garden, and range of built in wardrobes at one end incorporating hanging rails, storage drawers, shelving and double mirrored doors. Radiator, central ceiling light, TV and telephone points.

## BEDROOM 2

with window to the front, coved ceiling, central ceiling light and radiator.

## BATHROOM

with partially tiled walls and matching white suite comprising a panel bath with mixer tap and electric shower over and glazed shower screen to one side; a built-in vanity unit set below an obscure glazed window to the front with tiled sill; and a low level WC. The room is finished with a heated towel rail, an extractor fan, coved ceiling and central ceiling light.

## OUTSIDE

From Westcots Drive, access can be gained into a small gravelled Front Garden bordered by a low wrought iron fence, which in turn gives access to the Front Door. From the Sitting Room, uPVC double glazed sliding patio doors lead out to a paved patio immediately at the rear of the house, and the rear garden beyond which is mainly laid to lawn and bordered on two sides by wooden feather board fencing. At one end access can be gained into the Single Garage through a fully glazed uPVC obscure double glazed pedestrian door, about 19' 5" x 9' 4" (5.92m x 2.84m) with concrete floor, metal up and over door, light and power connected. At the front of the garage there is dedicated parking for one car.

## SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage. LPG gas central heating providing domestic hot water and servicing radiators

Satellite available via Sky.

Broadband speed is Basic 18 Mbps Superfast 66 Mbps. Mobile Phone coverage by EE, O2 and Vodafone (info taken from ofcom checker, please check suitability/connections with your own provider) Council Tax Band B - £1,994.09.p.a. for 2026/27

## VIEWING & DIRECTIONS

Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and access to facilities for our more rural properties, before travelling.

For sat nav purposes - please use the property address or postcode.

What3words - //ducks.roadways.slim

## DISCLAIMER

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(1) Neither the Vendor/Landlord or their Agent will be held liable for any damage or injury which may occur during a visit to the property. Any interested parties viewing the property do so entirely at their own risk.

(2) Our details are produced in good faith & all property information provided as accurately as possible with the vendors' approval prior to

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(3) All measurements, photos, and distances mentioned are approximate.

(4) Any mention of appliances and/or services does not guarantee they are in full and efficient working order.

(5) We are not legal professionals, we can usually provide a copy of the property title register and plan but we do not see property title deeds or other legal paperwork. Buyers should always seek advice from a qualified conveyancer about any legal issues and ownership responsibilities.

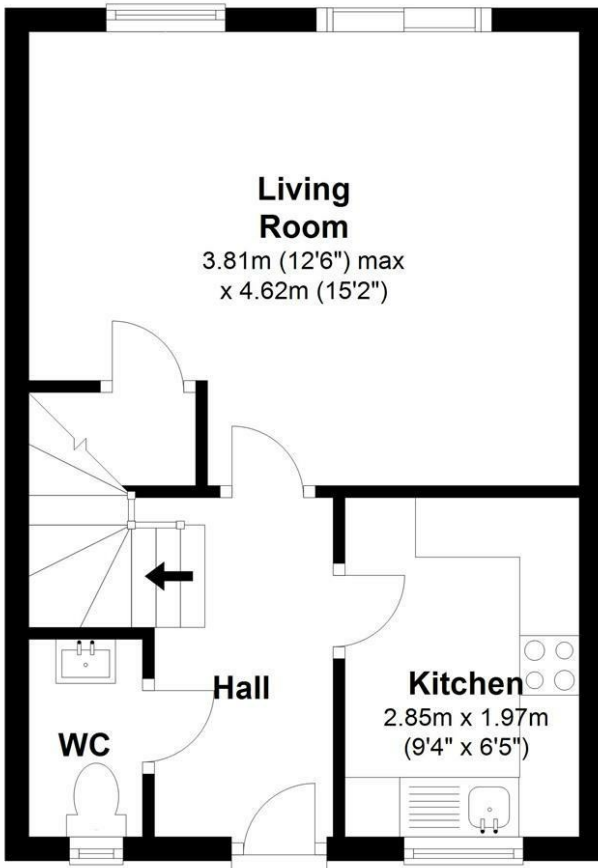
## AGENTS NOTE

AML Charge: Our clients are Move with Us and as the appointed selling agent, we are required to conduct ID/AML and source-of-funds checks for the properties we sell. To date, we have absorbed the associated administrative and third-party costs, however, from 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.

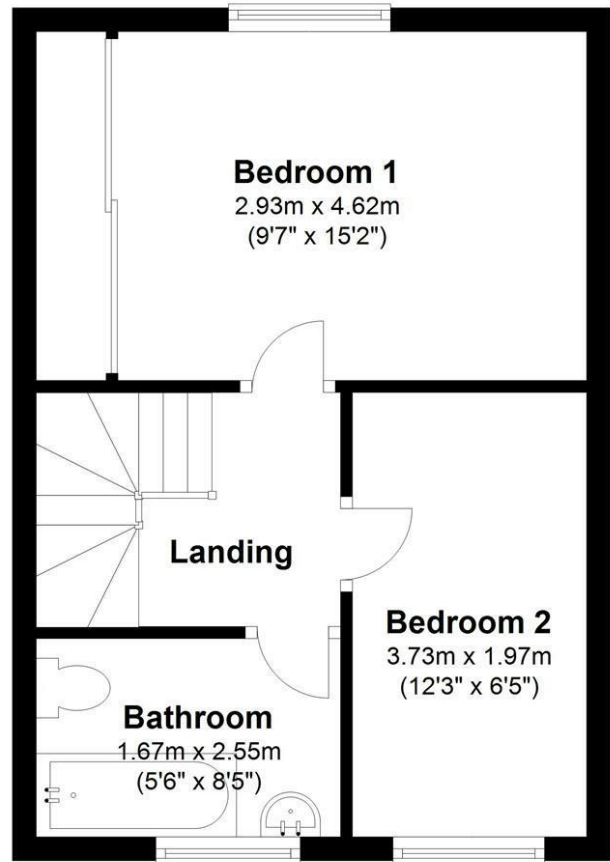
Please advise all parties making an offer that, should their offer be accepted, this charge will be payable and taken by phone as part of our purchaser compliance call before a memorandum of sale can be issued. A copy of the completed purchaser CDD documentation can be provided upon request, should you require it for your own compliance records.

## Floor Plan

### Ground Floor



### First Floor



## Area Map



## Energy Efficiency Graph

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

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