



Lyndale





# Lyndale

, Post Office Lane, Westleigh, EX16 7HY

Tiverton: 9 Miles | Wellington: 7 Miles | M5 (J27) & Tiverton  
Parkway: 3 Miles

A spacious detached bungalow with large gardens, situated within this convenient village location, just 3-miles from M5 Junction 27 and Tiverton Parkway Train Station.

- Spacious Detached Bungalow
- Refitted Bathroom
- Kitchen/ Dining Room
- In all 0.3 Acres
- M5 (J27) & Tiverton Parkway 3 Miles
- Four Bedrooms
- Sitting Room
- Garage & Driveway Parking
- Council Tax Band E
- Freehold

Guide Price £425,000

## SITUATION

The property is conveniently located within the village of Westleigh, which is approximately 3 miles north of the M5 (J27) and Tiverton Parkway Railway Station.

Westleigh is located close to the popular villages of Burlescombe, with it's primary school and church, and Holcombe Rogus, which also has a primary school as well as local facilities. 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 educational facilities can be found.

## DESCRIPTION

This sizable detached bungalow has been in the same family ownership since it was built in the late 1950s. The spacious rooms are well laid out and provide four bedrooms, a bathroom, sitting room and kitchen/ dining room. Large gardens surround the property and are a particular feature.





## ACCOMMODATION

An enclosed entrance porch leads to the kitchen/ dining room with ample space for seating and a fitted kitchen area beyond, offering integrated appliances including, oven, hob, hood, and fridge/freezer. The central hall then leads to all remaining rooms, with the sitting room providing an outlook and double doors to the rear garden, whilst the four spacious bedrooms each offer differing aspects. The refitted modern family bathroom comprises of a large shower unit, heated towel rail, wash basin inset within vanity unit and WC. The accommodation is warmed via oil fired central heating and the windows are double glazed.

## OUTSIDE

Double gates open onto a large gravelled drive providing turning and parking for several vehicles and leading to the garage. Paths lead to the rear. The rear garden is a pure delight, spreading out on three sides providing well maintained lawns, paved and landscaped areas, whilst being interspersed with a range of trees and shrubs, providing many areas of interest, as well as sitting and entertaining space. Over all, the whole plot extends to one third of an acre.

## SERVICES

Mains electricity, water and drainage. Oil Fired Central Heating. Ofcom predicted broadband services - Standard: Download 3 Mbps, Upload 0.5Mbps. Superfast: Download 39Mbps, Upload 7Mbps. Ofcom predicted mobile coverage for voice and data: Internal -EE, O2 & Vodafone (Limited coverage). External - EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council.

## VIEWINGS

Strictly by appointment with the agent please.

## DIRECTIONS

From Junction 27 of the M5, travel west on the A361 (North Devon Link Road) . Immediately take the first exit signposted Sampford Peverell/ Halberton. At the roundabout, take the second exit over the bridge, continuing straight over at the next roundabout, Signposted Westleigh/ Holcombe Rogus. Follow this road for just over a mile, turning right, signposted Westleigh. Follow this road for another mile. As it enters the village, take the first right into Post Office Lane and the property can be found down the hill of the right hand side.



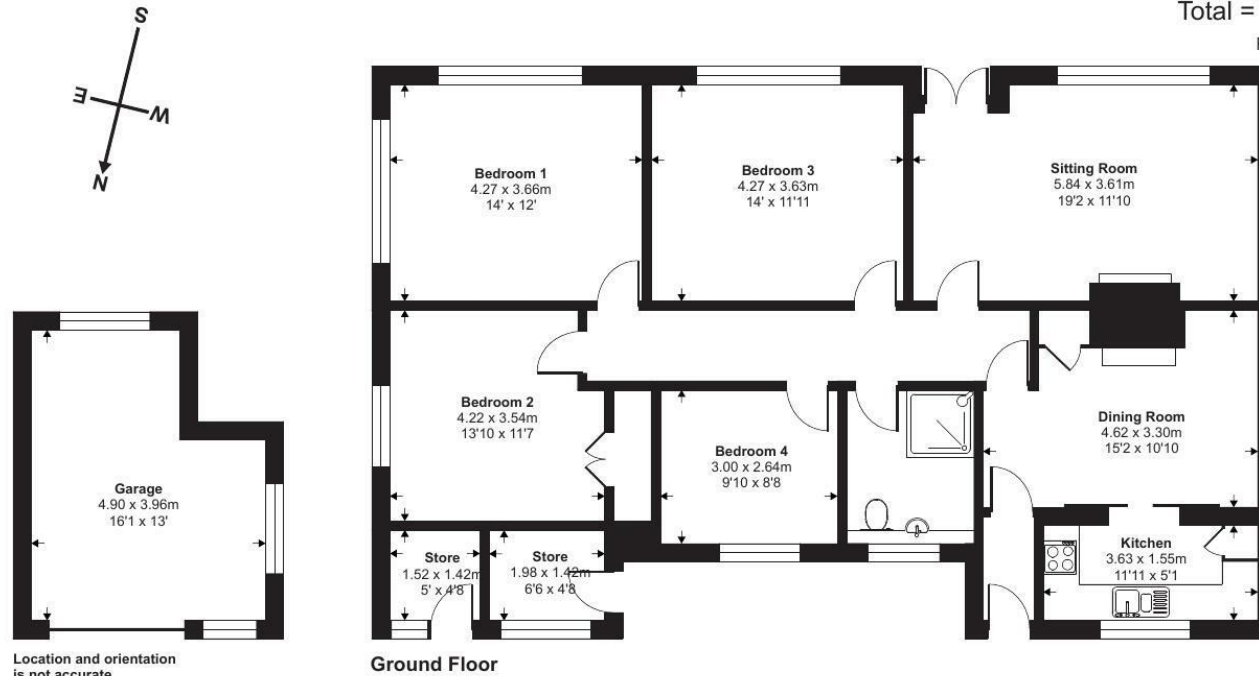
Approximate Area = 1261 sq ft / 117.1 sq m

Store = 59 sq ft / 5.4 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 1500 sq ft / 139.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1238030

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		<b>91</b>
(61-81) <b>B</b>		
(49-60) <b>C</b>		
(35-48) <b>D</b>		
(29-34) <b>E</b>		<b>53</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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