

Shangri La Rectory Road, Dolton

Winkleigh

£375,000

mansbridgebalment

Shangri La Rectory Road

Dolton, Winkleigh

- Village centre location
- Completely refurbished
- Excellently presented and Eco friendly
- Solar panels, battery storage and LED lighting
- Large low maintenance garden
- Two double bedrooms with ensuite
- EPC rating B

Completely **renovated by the current owners the property offers maintenance free living with all the additional benefits of renewable energy. Solar panels with battery storage, LED lighting and a Vent Axia air system ensure running cost are kept to a minimum and the garden is designed with low maintenance in mind.**

In brief the impressive accommodation comprises, entrance hall; cloakroom; open plan kitchen/living room with modern wall and floor mounted units and Smeg double oven; utility room housing boiler; sun lounge overlooking the garden; two double bedrooms with walk in wardrobes, and ensuite wet rooms with multi function Tower shower.

Council Tax band: C

Tenure: Freehold



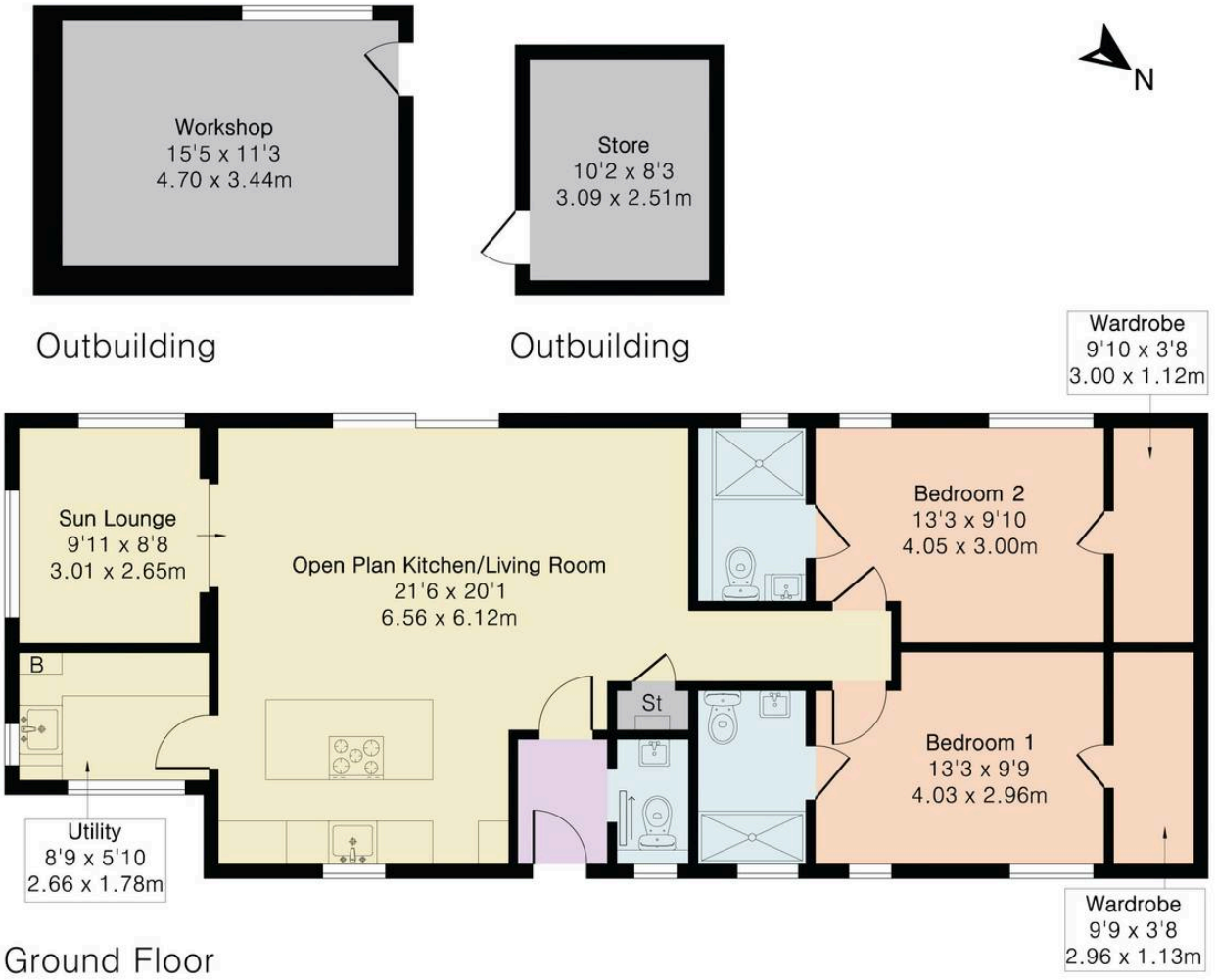






Approximate Gross Internal Area 1039 sq ft - 97 sq m
(Excluding Outbuilding)

Outbuilding Area 258 sq ft – 24 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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