



3 Ladybird Lane, Winkleigh, EX19 8BX
£1,300 PCM

A recently built detached bungalow situated on the High Moor Development towards the outskirts of Winkleigh, offering spacious **THREE BEDROOM** and **TWO BATHROOM** accommodation with enclosed **GARDEN, PARKING** and **SINGLE GARAGE**.

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

* AGENTS NOTE: The photos displayed are not current, it has been tenanted since property was completed in 2023 * 17 Ladybird Lane is a new detached bungalow completed to a high standard by Allison Homes on the new High Moor Development situated towards the outskirts of Winkleigh, offering immaculately presented unfurnished accommodation with the benefit of full uPVC double glazing throughout, oak board flooring and LPG Gas central heating. Internally the spacious and well laid out accommodation briefly comprises an open-plan dual aspect Kitchen/Dining/Living area with modern fitted Kitchen and integrated appliances, Utility Room, Three Bedrooms, En-suite Shower Room and a family Bathroom. Outside and to the rear of the property is a fully enclosed split level Garden with patio area. The property also benefits from off-road parking for two cars and a single Garage.

ENTRANCE

From the drive a flagstone path gives way across the Front Garden to a uPVC Front Door with inset glass lights and electric meter box to one side, opening into the

HALLWAY

A light and spacious 'L' shaped hallway with doors off to all Principal Rooms and a further door into a good sized built-in storage cupboard, radiator to one side. The Hallway is finished with oak board flooring, loft hatch, smoke alarm, central ceiling pendant lights, central heating thermostat and fusebox.

OPEN PLAN LIVING/KITCHEN/DINING AREA

A lovely feature room with oak board flooring and fully glazed double French Doors allowing good natural light and access into the Rear Garden. LIVING AREA a good sized area with window overlooking the front and radiator below, TV and telephone point, central ceiling pendant light. In one corner is a modern fitted KITCHEN to two sides under a butchers block worksurface with matching upstand and a range of integrated appliances comprising a built-in eye level stainless steel Bosh electric oven and grill, with integrated fridge/freezer to one side, a five ring LPG gas hob with glass splashback and stainless steel extractor hood over, whilst on the other side is a one and a half bowl stainless steel sink unit with mixer tap set below a window to the rear and integrated dishwasher below. Kitchen is finished with smoke alarm and central trio of spotlights. To one side is a good sized Dining Area with double French Doors overlooking and leading out to the Rear Garden, radiator and central heating thermostat control on one side, whilst on one wall a door leads into the

UTILITY ROOM

including a range of matching fitted units along two walls comprising a stainless steel sink unit with mixer tap with cupboards below, space and plumbing for a washing machine and tumble dryer on one side with matching wall cupboard over. The Utility Room is finished with an extractor fan, central ceiling pendant light, oak board floor, radiator, whilst at one end a half obscure glazed uPVC door opens and leads out to the Rear Garden.

MASTER BEDROOM

A good sized Double Master Bedroom with window to the rear, and radiator below, central ceiling pendant light, TV and Telephone Points, central heating thermostat control. On one side a door opens into the

EN-SUITE SHOWER ROOM

With partially tiled walls matching modern white suite comprising a fully tiled shower cubicle with a 'Bristan' chrome mixer shower and rainfall shower head, sliding shower screen to one side. At one end

is a low level WC and pedestal wash hand basin with mixer tap, wall mounted mirror over and shaver point to one side. Finished with a chrome heated ladder towel rail, extractor fan and central trio of spotlights.

BEDROOM TWO

Another Double Bedroom with window to the front and radiator below. Central heating thermostat and central ceiling pendant light.

BEDROOM THREE

A single Bedroom with window to the front and radiator to one side, central ceiling pendant light, central heating thermostat control.

OUTSIDE

From the shared drive over which 17 Ladybird Lane has a pedestrian and vehicular right of way, a tarmac drive allowing parking for two cars gives access into the Single Garage with metal up and over door, concrete floor, light and power connected. From the drive a flagstone path at the front of the bungalow gives access past the LPG Gas and electric meter boxes to the Front Door and a level area of lawn with newly planted hedge. At the side of the drive the flagstone path continues along the side of the bungalow to a wooden pedestrian gate opening onto the split-level Rear Garden with a good sized flagstone patio area running the full width of the bungalow and giving access to the Kitchen/Dining/Living Area through the double French Doors and a further pedestrian door into the Utility Room. At one end a gravel path leads down the far side of the bungalow creating a useful storage area, whilst at the other end steps lead down to a good sized level area of Garden, which has yet to be laid to lawn.

BATHROOM

With partially tiled walls and matching white suite comprising a panel bath with stainless steel mixer tap, low level WC and pedestal wash hand basin set below an obscure glazed window to the side. Bathroom is finished with a shaver point, extractor fan, wall mounted mirror and chrome heated ladder towel rail to one side and lino floor,

INITIAL COSTS

Rent ~ £1,300 per calendar month

Deposit - £1,500 (equal to five weeks' rent)

The first month's rent plus the deposit are both to be paid upfront prior to the agreed move-in date. All deposits are held by The Keenor Estate Agent and administered through MyDeposits in accordance with current legislation and protected by client money protection. Deductions may be made from the deposit at the end of the tenancy, subject to a final check-out visit and depending on whether the terms of the tenancy agreement have been met.

SERVICES & COUNCIL TAX

Mains electricity, water and drainage. LPG Gas Boiler providing domestic hot water and servicing radiators.

Telephone connected subject to BT regulations.

Satellite available via Sky.

Ultrafast Broadband speed is 1800 Mbps.

Mobile Phone coverage by Three, O2, Vodafone and EE (mobile and broadband info taken from ofcom checker, please check suitability/connections with your own provider)

Council Tax Band D - £2,445.28 p.a. for 2025/26

All services to be paid for by the tenant in addition to the rent.

Pets and children will be considered at this property.

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HOW TO APPLY

Please ask us for an application form (one to be supplied for each applicant aged 18+) and we will send this to you via email to complete (or we can supply a paper copy). If our Landlord approves your application, you will be asked to provide us with appropriate I.D. so we can conduct Right to Rent and anti-money laundering checks, which we are required to do by law. This will include an online 'Smartsearch' sanction check against all tenants, permitted occupiers and guarantors as required under the Sanctions and Anti-Money Laundering Act 2018.

Your details will also be passed to Let Alliance to allow them to carry out financial referencing, which includes checking your credit rating and obtaining proof of income/references from your employer and current/previous landlords.

The property is let unfurnished on a six month Assured Shorthold Tenancy (minimum) - This changes on 01.05.26 as per Renters Rights Act, where all tenancies will become twelve month periodic tenancies. Move in is subject to successful referencing, payment of the first months' rent and deposit and signing the tenancy agreement.

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.

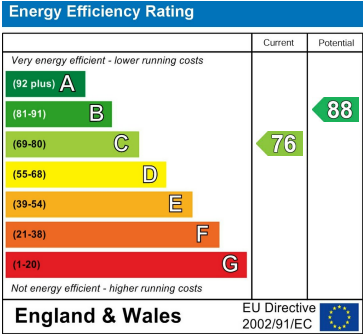
For sat nav purposes - please use the property address or postcode.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.