



**20 Elms Meadow, Winkleigh, EX19 8JU**

**£950 PCM**

A most attractive VILLAGE HOUSE offering sizeable, well laid out and nicely presented THREE BEDROOM UNFURNISHED accommodation with the benefit of SOUTH FACING GARDENS and A GARAGE situated towards the outskirts of Winkleigh enjoying distant views to Dartmoor. On Street Parking only (no permit required). Please Note: Pets by arrangement. Available from 6th October 2026.

## 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

20 Elms Meadow is a mid-terrace three bedroom family house situated in a quiet cul-de-sac on a small development of village properties on the outskirts of Winkleigh. The house was built by Redrow in 2007 and is of modern, insulated cavity block construction with most attractive coloured-render elevations set under a tiled roof, and benefits from uPVC doors and windows throughout, plus uPVC barge boards, soffits etc, ensuring a minimum of maintenance. Inside, the unfurnished accommodation is spacious and well laid out, is light and airy and includes a separate Sitting/Dining Room, a well laid out Kitchen/Breakfast Room and a Cloakroom on the Ground Floor. On the First Floor is a Master Bedroom with En-Suite Shower Room, two further Bedrooms and a well appointed Family Bathroom. The accommodation also benefits from

central heating throughout. Outside, the property benefits from sunny and south-facing terraced gardens and a single garage. In all, 20 Elms Meadow offers the opportunity of a good sized three bedroom family house in excellent order throughout, with the benefit of a garden and garage, situated in a peaceful Devonshire village enjoying lovely southerly views at the rear.

## ENTRANCE

From the front, the half glazed Front Door, with step up and outside light on one side, opens into the

## ENTRANCE HALL

with doors opening to the Cloakroom, a useful Understairs Storage Cupboard and the Kitchen/Breakfast Room. There is also a cupboard housing the electric consumer unit, and the control panel for the heating & hot water is on one side.

## KITCHEN/BREAKFAST ROOM

A light and airy Kitchen extensively fitted with a range of cream coloured wall cupboards and floor units set under a dark wood effect worktop, all with attractive tiled splashbacks, and which include & incorporate a 1½ bowl stainless steel sink unit with mixer tap, an electric oven and a 4-ring hob with an extractor unit over. There is also space & plumbing for a washing machine and space & point for a fridge/freezer, a radiator, space for a breakfast table and the room is finished with an attractive tile effect lino floor covering.

## SITTING/DINING ROOM

A good sized room with a window and double Patio doors at the rear, overlooking and leading to the south-facing Garden, allowing good natural light and affording distant views to Dartmoor. The Sitting Room has TV & Telephone points and two radiators. In one corner, stairs lead up to the First Floor Landing.

## CLOAKROOM

A well appointed Cloakroom fitted with a matching white suite comprising a low level WC and a corner mounted wash hand basin with tiled splashbacks. There is an obscure glass window to the front, a central ceiling light and a radiator.

## FIRST FLOOR LANDING

A good size Landing with doors off to the Bedrooms and the Family Bathroom, and a further door opening to a Cupboard housing the 'Elson' electric boiler providing the domestic hot water and central heating.

## BEDROOM 1

A light & airy room with a window at the rear affording lovely views to Dartmoor in the distance. Bedroom 1 has two built-in fitted Wardrobes with light wood effect doors, TV & telephone points and a radiator. A door opens to the



## EN-SUITE SHOWER ROOM

A well appointed appointed En-Suite fitted with a matching white suite comprising a fully tiled shower cubicle, a pedestal wash hand basin with mixer tap and matching tiled splashbacks, and a low level WC. There is a chrome ladder radiator on one side and the En-Suite has an extractor unit.

## BEDROOM 2

A good sized double Bedroom with a window at the front. Radiator.

## BEDROOM 3

With a window at the rear enjoying views towards Dartmoor, with a radiator below.

## BATHROOM

Again beautifully appointed with a matching white suite comprising a panelled bath with mixer tap and shower attachment; a pedestal wash hand basin with a mixer tap and matching half-tiled splashbacks; and a low level WC. The Bathroom also has an obscure glass window at to the front, an extractor unit and a radiator.

## OUTSIDE

At the front of 20 Elms Meadow are two flower borders, on either side of the Front Door. At the rear of 20 Elms Meadow is an enclosed, terraced sunny and south-facing Garden with, immediately to the rear of the house, a paved Patio with a level lawn beyond, bordered by wrought-iron railings. A flight of steps on one side leads down to a lower area of lawned Garden and on down to a Pedestrian Gate which gives access to a cul-de-sac. The Single Garage, with concrete floor and up-and-over door, is on the far side of this cul-de-sac.

## SERVICES & COUNCIL TAX

Mains electricity, mains water and drainage.

Satellite available via Sky.

Superfast Broadband may be available - 56 Mbps highest download speed.

Mobile Phone coverage by 02, Three, EE and Vodafone (all mobile and broadband info taken from ofcom checker, please check suitability/connections with your own provider)

Council Tax Band C - £2,278.96 .p.a. for 2026/27

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

PETS: By arrangement - one small dog or a cat will be acceptable.

## INITIAL COSTS

Rent ~ £950 per calendar month

Deposit - £1,096 protected by MyDeposits (Insured Scheme)

By law from 01.05.26 we cannot accept more than

one month's rent in advance (even if an applicant offers more), and we will ask for this to be paid once a tenancy agreement has been completed. We can however ask for the Deposit to be paid prior to signing and in some cases we may request this.

The property will be let on a 12 month Assured Periodic Tenancy. Tenants can end the tenancy at any point by giving two months' written notice, so the tenancy ends at either the start (the rent due date) or end of a rental period (the day before the rent is due).

## HOW TO APPLY

Please ask us for an application form. All intended occupants/tenants for the property aged 18+ must complete a form and provide valid proof of name and address I.D. for us to carry out legally required Anti-Money Laundering and Right to Rent Checks.

If the Landlord approves your application(s), your details (and any guarantors details, where applicable) will be passed to a third party referencing company called Let Alliance for full financial referencing which includes checking credit ratings and obtaining proof of income/references from your current employer and current/previous landlords.

All applications are subject to landlord approval, I.D. and Right to Rent checks, successful referencing and contract.

## 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.

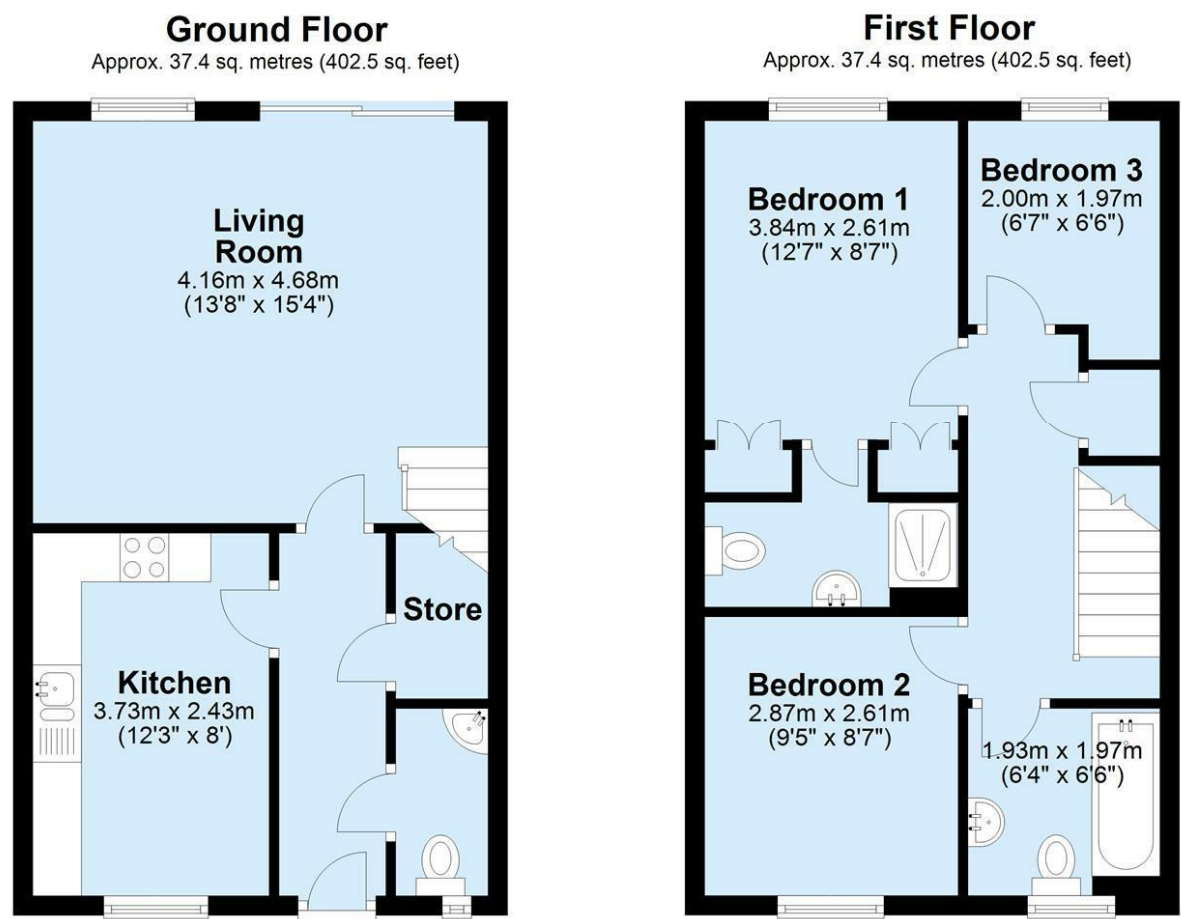
What3words - nitrate.plump.altitude

## DISCLAIMER

Please be aware (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'/Landlords' approval prior to publishing, however they are a general guide and cannot be relied upon as factual statements. We encourage buyers/prospective tenants to contact us with any queries about the property either prior to or after viewing. (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.

Floor Plan

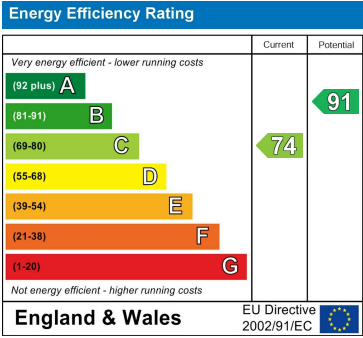


Total area: approx. 74.8 sq. metres (805.0 sq. feet)  
**20 Elms Meadow, Winkleigh**

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.