Howes Estates

Residential Sales & Lettings

50 Westcots Drive, Winkleigh, Devon, EX19 8JP

Price guide £275,000

Property Description

OFFERED WITH NO ONWARD CHAIN

A fantastic opportunity to acquire a spacious, three bedroom detached bungalow, set on a good-sized plot with lovely countryside views to the rear, situated within easy reach of village shops, amenities and leisure facilities.
Offered in very good order throughout, the accommodation briefly comprises of a good-sized entrance hall with plenty of fitted storage, a large lounge offering countryside views, a well equipped kitchen/dining room, three bedrooms with en-suite shower room to bedroom one and a family bathroom.
Further benefits include a detached garage with driveway to the front, good-sized gardens offering lovely countryside views, uPVC double glazed windows, doors, gutters & facias and gas central heating.
Property of this nature and calibre are very rare to the local market and Howes Estates recommends your earliest internal inspection to avoid disappointment.

Local Area

The award winning village of Winkleigh is set within the beautiful mid-Devon countryside perfectly positioned between the moors of Dartmoor National Park to the south and Exmoor National Park to the north.
Westcots Drive is situated within easy walking distance of the picture postcard village square which benefits from a number of useful amenities including a good general store, a butcher's shop, a mobile fishmonger, post office, two pubs and a vets. There are two churches, a doctor's surgery and a village primary school with attached pre-school group, hairdressers and garage.
This lively and vibrant community also has the benefit of a Community Centre and a Village Hall, both are well used by local clubs and classes. There is a Sports Centre with football pitch and tennis courts as well as indoor bowls and badminton. The village has the benefits of a regular bus service linking Barnstaple and Exeter and Eggesford train station is only 4 miles from the village.
The larger towns of Crediton and Okehampton are both within easy reach and the village is also within commuter distance of the Cathedral City of Exeter or the regional Business town of Barnstaple.

Accommodation

A covered porch with courtesy light leads to a double glazed door opening to:

Entrance Hall 5.26m x 2.50m (17'3" x 8'2")
A welcoming entrance hall with fitted Coir mat onto fitted carpet, radiator, telephone point, double power socket, storage cupboard and airing cupboard.

Kitchen/Diner 4.55m x 3.17m (14'11" x 10'4")
Having a good range of matching wall/base storage cupboards & drawers, rolled edge work surfaces, tiled surrounds, inset gas ringed hob with extractor over, inset composite sink/drainer with mixer tap, built in eye level double oven & grill, integrated dishwasher, space for a tall fridge/freezer, space & plumbing for a washing machine, radiator, ample double power sockets, double glazed window, ceramic tiled floor and double doors to lounge.

Lounge 6.60m x 4.55m (21'7" x 14'11")
Having a fitted carpet, gas fire with mantle & surround, twin double glazed windows offering lovely countryside views, double glazed patio doors to the garden, two radiators, ample double power sockets, television point and telephone point.

Bedroom One 3.97m x3.25m (13'0" x10'7")
With fitted carpet, fitted wardrobe and storage cupboards, double glazed window, radiator, television point, telephone point and double power sockets.

En-suite
Having a fully tiled shower cubicle with mains fitted shower and glazed screen door, low level w.c, pedestal wash hand basin, obscured glass double glazed window, extractor fan, radiator, electric shaver point and fitted carpet.

Bedroom Two 3.33m x 2.81m (10'11" x 9'2")
Having a fitted carpet, fitted wardrobe, fitted storage cupboards, radiator, double glazed window and double power sockets.

Bedroom Three 3.06m x 2.13m (10'0" x 6'11")
With fitted carpet, radiator, double glazed window and double power socket.

Bathroom
Having a panelled bath with mixer/shower taps, low level w.c, pedestal wash hand basin, radiator, tiled walls, obscured glass double glazed window, extractor fan and fitted carpet.

Gardens
The property benefits from having good-sized front & rear gardens being mainly laid to lawn with mature well maintained hedges and borders for plants, shrubs and flowers. Further features include a small pond, a summer house, a green house, a sunny aspect paved patio area, an outside tap and outside power point.

Garage & Drive
Having a metal up & over door, fitted power, light and eves storage. To the front of the garage is a hard standing driveway.

Services
Mains Water (metered)
Mains Drainage
Mains Electricity
LPG Gas Central Heating (fed via a bulk tank system and individually metered)
Council Tax Band 'D'
Superfast Broadband Enabled.

Tenure
Freehold

Agents Note:
The Agent notes that neither wide angle lenses or photo editing were used in the production of these details. The agent recommends that potential purchasers book an appointment to view in order to fully appreciate all aspects of the property.

Consumer Protection from Unfair Trading Regulation
As the sellers agents we are not surveyors or conveyancing experts & as such we cannot & do not comment on the condition of the property, any apparatus, equipment, fixtures and fittings, or services or issues relating to the title or other legal issues that may affect the property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. You are advised to check the availability of any property before travelling any distance to view.

Viewing
To make an appointment to view this property please contact Howes Estates on 01837 83393

Directions

From Howes Estates Office head out of the square and turn right onto the main road. Take the second right signposted North Tawton/A30. Take the second right onto Townsend Hill and follow the road round onto Westcots Drive. Follow the road around. The property can be found tucked away on the right.

Winkleigh: 01837 83393 / **Holsworthy:** 01409 253946 / **Okehampton:** 01837 55755
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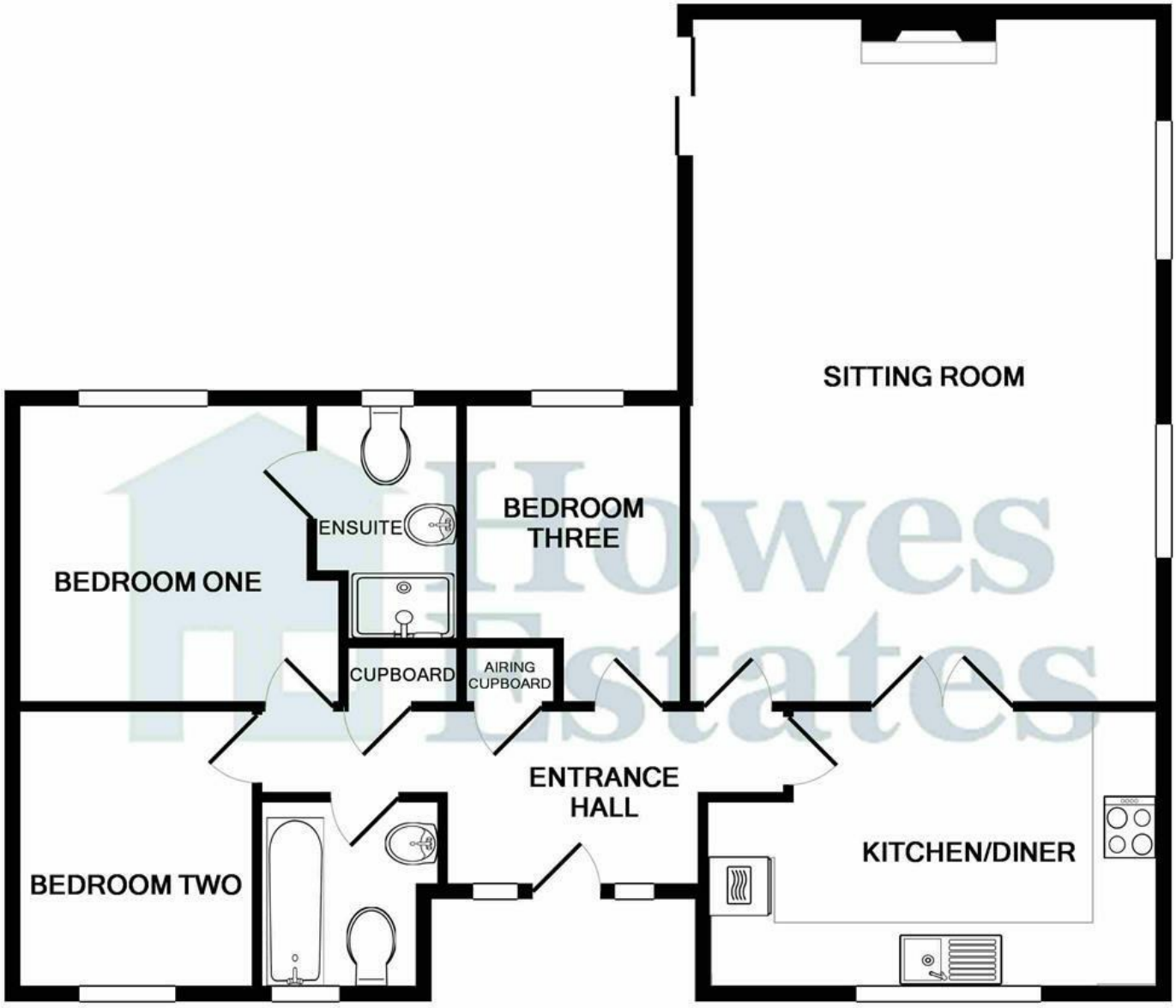
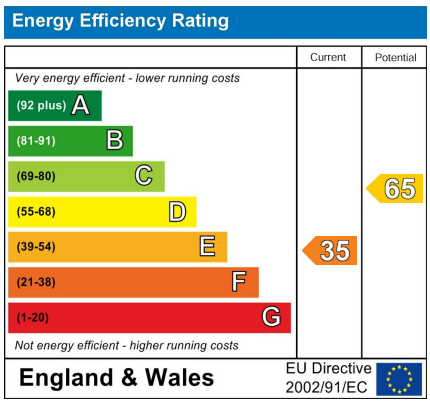
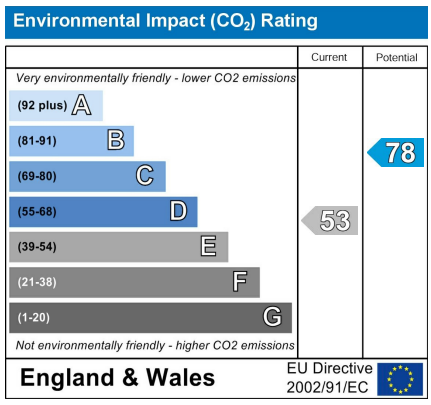
Company Number: 7520398



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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