

75 Westcots Drive, Winkleigh, Devon, EX19 8JW



Offers in the region of £210,000

Property Description

****NO ONWARD CHAIN****

A beautifully presented, three bedroom detached property with private gardens, garage and off street parking, situated on the edge of a sought after, well established residential area with shops, schools and village amenities within easy walking distance.

Offered in excellent condition throughout, the property benefits from having three bedrooms, a sitting room, a kitchen with adjoining dining room, a well constructed conservatory, a family bathroom and a ground floor cloakroom.

Further benefits include a private rear garden, a garage with fitted power & light, a hard standing driveway, uPVC double glazed windows, doors, fascias & guttering, gas central heating and Superfast broadband available.

Property of this nature and calibre are very rare to the local market and is not likely to be available for long, to avoid disappointment, book your viewing today!

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 garages.

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

With Coir mat onto fitted carpet, radiator, telephone point, double power socket and shelved storage cupboard having a radiator within.

Cloakroom

With low level w.c, wash hand basin, radiator, obscured glass uPVC double glazed window and fitted carpet.

Sitting Room

Having a fitted carpet, uPVC double glazed window, radiator, television point, telephone point, wall & ceiling lights and ample double power sockets.

Dining Room

With double doors to lounge, fitted carpet, radiator, double power sockets and patio doors to the conservatory.

Kitchen

Having a good amount of matching wall/base storage cupboards & drawers, rolled edge work surfaces, tiled surrounds, inset gas hob with extractor over, built in electric cooker, inset composite sink/drainage with mixer tap, space and plumbing for a washing machine & dishwasher, space for a tall fridge/freezer, uPVC double glazed window, ample double power sockets and vinyl flooring.

Conservatory

Well constructed with uPVC double glazed windows & patio door, polycarbonate roof, fitted window & roof blinds, double power socket and wall mounted light.

First Floor Landing

Carpeted stairs with uPVC double glazed window to the side leads to a carpeted landing with double power socket and loft access hatch.

Bedroom One

Having a fitted carpet, uPVC double glazed window, radiator, double power sockets, television and telephone point.

Bedroom Two

With fitted carpet, uPVC double glazed window offering far reaching views to Dartmoor, radiator and double power sockets.

Bedroom Three

With fitted carpet, Radiator and uPVC double glazed window.

Bathroom

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

Garden

To the rear of the property is a fully enclosed, private garden being mainly laid to lawn, with paved pathways, side access gate, outside tap and storage shed.

Garage & Parking

To the side of the property is a hard standing driveway leading to a good-sized garage with metal up & over door, fitted power & light and eaves storage.

Services

Mains Water (metered)

Mains Drainage

Mains Electricity

Gas central Heating (fed via a bulk tank system and individually metered).

Council Tax Band 'C'

Superfast Broadband Enabled

Tenure

Freehold

Agents Note:

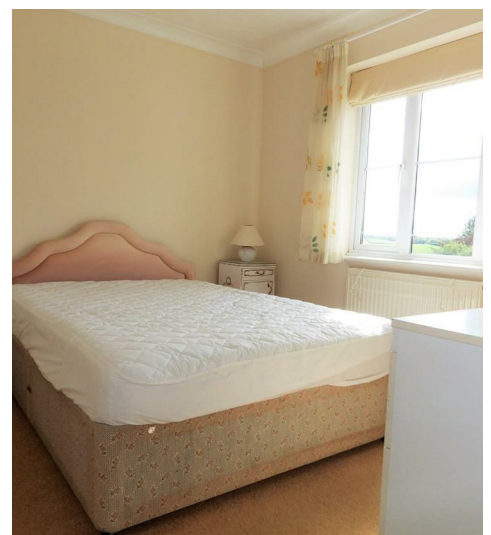
The Agent notes that neither wide angle lenses or photo editing were used in the production of these details. The agent recommends that potential purchasers book an appointment to view in order to fully appreciate all aspects of the property.

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



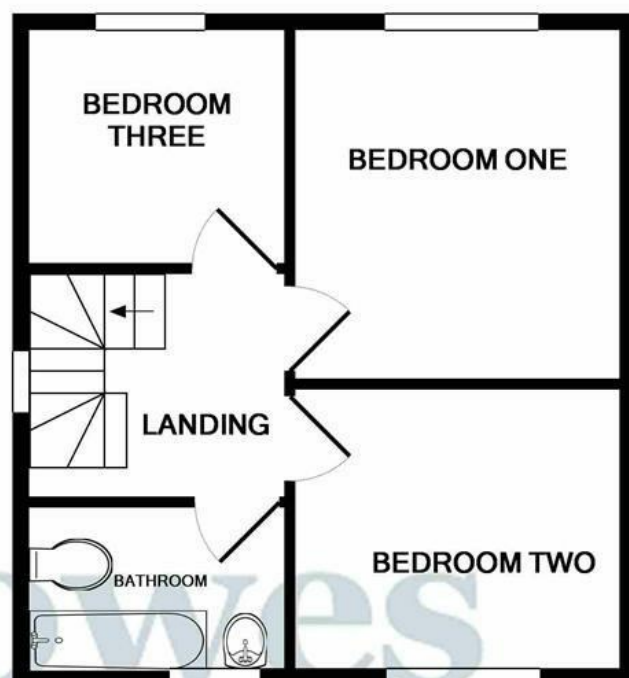
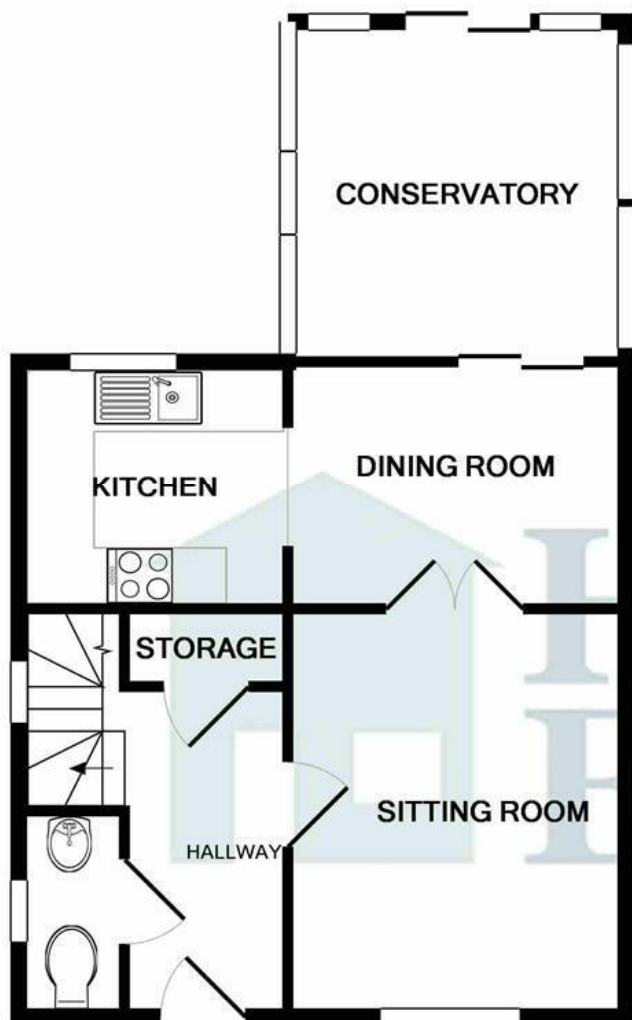


Directions

From Howes Estates office, travel through the square onto Castle Street. At the junction turn right onto Exeter Road. Take the first left onto Townsend Hill. Take the 2nd left onto Farmer Franks Lane. Take the first right onto Westcots Drive. The property will be on the left.



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 Company Number: 7520398



TOTAL APPROX. FLOOR AREA 795 SQ.FT. (73.8 SQ.M.)

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	