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Vindor, Ford Cross  
Stoodleigh, Tiverton, EX16 9PP

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An attractive detached bungalow in village location.

Tiverton 6 miles - M5 motorway (J27)/Tiverton Parkway Station 11 miles

• Two/Three Bedrooms • Bathroom • Open Plan Kitchen/Sitting Room • Dining Room • Cloakroom and Utility • Front and Rear Garden • Garage and Parking •

**Guide price £325,000**

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Cornwall | Devon | Somerset | Dorset | London

## SITUATION

Stoodleigh is approximately 4 miles from the country town of Bampton and 6 miles from Tiverton. From Tiverton there is dual carriageway access to Junction 27 of the M5, alongside which lies Tiverton Parkway station with an intercity link to London Paddington of approximately 130 minutes. The motorway provides access to the county towns and regional centres of Exeter and Taunton.

Vindor is very well situated for anybody who needs to commute for either school or business.

The area is very well known for country sports and pursuits. Exmoor National Park is approximately 5 miles distant as the crow flies to the north. There is also access to both north and south Devon coasts.

## DESCRIPTION

An individual detached bungalow which has been updated and extended over recent years, to provide versatile and flexible accommodation. The accommodation consists of 2/3 bedrooms, refitted bathroom, open plan sitting room/ kitchen which opens into a spacious dining room. It also benefits

from a utility and cloakroom. Outside there are gardens to front and rear with parking for several cars and a single garage. Internal inspection is recommended.

## ACCOMMODATION

UPVC front door to:

## ENTRANCE HALL

Solid front door. Radiator. Storage cupboard. Further storage cupboard. Hatch to loft.

## SITTING ROOM

A spacious and light room with UPVC double glazed windows to front and side. Radiator. Opening into:

## KITCHEN

A range of wall and base units with laminate work surfaces. 1½ bowl single drainer stainless steel sink unit. Space for American fridge. Space for Range cooker with extractor over. Plumbing for dishwasher. Tiled splashbacks. Recess lighting. Opening into:

## DINING ROOM

Double glazed UPVC patio doors to garden and window either side. Recess lighting. Door to:



### UTILITY

UPVC double glazed window to side and part glazed door to side. Work surfaces. Plumbing for washing machine and space for a condenser dryer. Radiator. Cupboards over.

### CLOAKROOM

Low level WC, pedestal wash hand basin, tiled splashbacks, towel rail, double glazed UPVC window to rear. Extractor.

### BEDROOM 1

Double glazed UPVC window to rear. Radiator.

### BEDROOM 2

Double glazed UPVC window to front. Radiator.

### BEDROOM 3

Double glazed UPVC window to front. Radiator.

### BATHROOM

A white suite comprising panelled bath with mixer tap, shower attachment, electric shower and shower screen, low level WC, vanity unit with cupboard under, towel rail, extractor, tiled floor, spot lights.

### OUTSIDE

There is a drive to the front leading to another area of parking. There is an area of lawn with mature plants and shrubs enclosed by hedging. Access to the rear garden where there is an area of patio and lawn, enclosed by fence and hedging. Two garden sheds. Outside tap. Oil tank.

### GARAGE

With up-and-over door. Low level boiler.

### VIEWING

Strictly by appointment only through the agents, Stags, on 01884 235705.

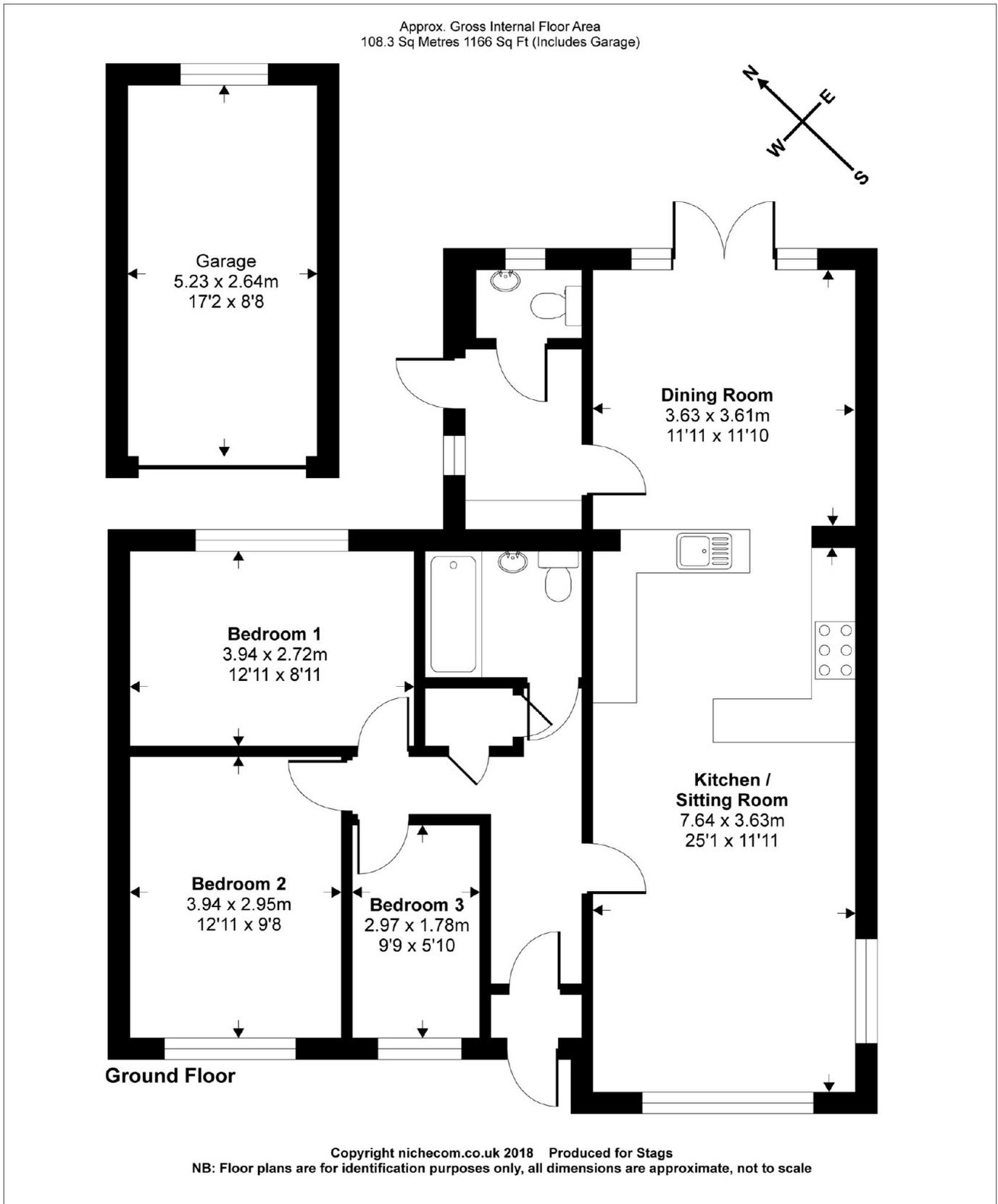
### DIRECTIONS

From Junction 27 of the M5 take the A361 dual carriageway towards Tiverton. Continue to the end of the dual carriageway at Tiverton and continue straight over the roundabout towards South Molton. After approx 4 miles turn right at Stoodleigh Cross. Continue into the village of Stoodleigh and turn right immediately after the village hall and the property will be found on the left hand side denoted by our for sale board.

### SERVICES

Mains electricity, water and drainage. Oil-fired central heating.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		63	70
		EU Directive 2002/91/EC	