



mansbridgebalment

WINKLEIGH

OIEO £275,000





MEDECROFT

Winkleigh, Devon EX19 8DQ

*Charming detached bungalow dated back to WWII era
on the outskirts of this popular village*

Extensively Refurbished & Well Presented

Two Double Bedrooms - Master Ensuite

Sitting Room with Open Fire

Garden Room

South Facing Level Garden of Approximately 1/3 Acre

Garage, Carport & Driveway

Planning consent for 20 sq metre extension

Newly Installed Central Heating

Offers in Excess of £275,000



**Unit 17 Charter Place,
Red Lion Yard,
Okehampton,
Devon,
EX20 1HN**

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SITUATION AND DESCRIPTION

This fine property is situated in a level, private, south-facing plot, on the outskirts of the popular and pretty Devon village of Winkleigh.

Winkleigh is a very pleasant village with a thriving community and amenities including: a post office and stores, along with a small number of independent shops, doctors surgery, veterinary surgery, places of worship, primary school, village hall and community centre. There are two popular public houses within the village. There are a wide range of social clubs and activities for those wishing to partake in recreational and leisure activities. The north coasts of both Devon and Cornwall are easily accessible from Winkleigh thus making it the ideal place for those wishing to enjoy convenient access to coastal activities.

A charming and well presented detached bungalow dating back to the post World War II era. The property was occupied by the Commanding Officer of Winkleigh Airfield, which played a pivotal role in World War II.

The accommodation is well presented and has been extensively refurbished throughout by the current owners and briefly comprises entrance hall; a large open plan sitting room/ dining room and kitchen, with open fire and LPG Rangemaster stove. Adjoining this is a lovely garden room, where one can sit and enjoy the outlook over the rear garden. There are two double bedrooms, with the master bedroom having an ensuite shower room and the guest bedroom having a WC Room. The property has full double glazing and newly installed LPG central heating in late January 2020.

To the outside, the property is accessed via a gated driveway, providing off-road parking for numerous vehicles, which leads to a garage with adjoining woodstore and a carport. To the rear is a delightful level, private, south-facing garden which is well maintained and predominantly laid to lawn, with well stocked flowerbed borders. There is a productive vegetable garden with greenhouse and various store sheds. The gardens and plot total approximately 1/3 acre.

We are delighted to be appointed as sole agents for the sale of this lovely and quite unique property, for which viewing is highly recommended.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves. The accommodation, together with approximate room sizes, is as follows:

Front entrance door with courtesy light to:

HALLWAY

Hanging space for coats; two radiators; smoke alarm. Doors to:

SITTING ROOM

19' 3" x 16' 10" (5.88m x 5.15m)

Double aspect room with two windows to front, one window and patio door to rear and garden room; stone built fireplace with stone hearth and working open fire; telephone and telephone point; two radiators.





KITCHEN

13' 1" x 9' 6" (4m x 2.91m)

Window to rear; range of wall and floor kitchen units with roll top worksurfaces; Rangemaster LPG oven; space for dishwasher and washing machine; vinyl floor; one and a half bowl stainless steel sink unit; ; space for table and chairs.

GARDEN ROOM

15' 6" x 10' 4" (4.74m x 3.15m)

Window to rear and doors to both sides; power and lighting connected; store cupboard; vinyl flooring. Door to:

WC ROOM

Low level pedestal wash handbasin; extractor fan; vinyl flooring.

INNER HALL

Two windows to front; airing cupboard with new combi-boiler; hanging space and shelving; further storage cupboard. Doors to:

BEDROOM TWO

10' 9" x 9' 6" (3.28m x 2.92m)

Window to rear; radiator; storage cupboard with hanging space. Door to:

ENSUITE WC

6' 5" x 2' 7" (1.97m x 0.8m)

Low level WC; pedestal wash handbasin; obscure window to rear.

BEDROOM ONE

12' 9" x 10' 7" extending to 16' 9" (3.9m x 3.25m)

L-shaped triple aspect room with window to front and two windows to side; door to rear; two radiators; loft hatch. Door to:

ENSUITE SHOWER ROOM

6' 2" x 6' 1" (1.88m x 1.87m)

Low level pedestal wash handbasin; fully tiled shower cubicle with mains shower; extractor fan; two heated towel rails; loft hatch.

OUTSIDE

The property is accessed via a gated driveway, providing off-road parking for numerous vehicles, with large area of lawn to side. The driveway leads to a:-

GARAGE

16' 2" x 12' 4" (4.93m x 3.78m)

With up and over door, power and lighting connected; door to side leading to rear garden. There is also an adjoining woodstore.

CARPORT

15' 1" x 15' 1" (4.6 m x 4.61m)

Open- fronted carport adjoining the front of the bungalow, giving undercover access to the front entrance door and further door to rear.



REAR GARDEN

To the rear is a delightful level, private, south-facing garden which is well maintained and predominantly laid to lawn with a spruce tree and well fenced boundaries. There are well-stocked flowerbed borders, a productive vegetable garden with greenhouse and various store sheds. The plot measures approximately 1/3 acre.



OUTGOINGS

We understand this property is in band C for Council Tax purposes.

SERVICES

Mains water, mains electricity and private drainage. Newly installed LPG central heating system (January 2020).

VIEWINGS

Strictly by appointment with MANSBRIDGE BALMENT, Okehampton Office on 01837 52371 or email: okehampton@mansbridgebalment.co.uk

AGENTS NOTE

Planning consent has been granted for a 20sq metre extension with external access.

DIRECTIONS

From Okehampton, leave the town via the B3215 North Tawton/Crediton road and proceed for approximately 5 miles, then follow the A3124 signposted to Winkleigh. Continue to Winkleigh, passing the signs for the village centre. At the T Junction, turn left, passing Mid Devon Motors on your left hand side. Continue for approximately half a mile, whereupon the property will be found on your left hand side, identified by a Mansbridge Balment For Sale Board.



EPC RATING 30 BAND F



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