



BRIGHTS
ESTATE AGENTS



THE PATCH, DOLTON, WINKLEIGH. EX19 8RJ - GUIDE £475,000

Detached and extended bungalow set within a rare plot of approx. one acre comprising a well-kept formal rear garden and an adjacent meadow with the potential to create a paddock/equestrian facility. There is parking for at least three cars including a detached garage. The property is located within a secluded and tucked away position on the outskirts of the popular village of Dolton.



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Dolton is a small village and civil parish in the Torrridge district of north Devon. The village is surrounded by rolling Devon countryside, with the popular Tarka Trail passing close by for walkers and cyclists. Dolton today has local shops, pubs, and a village hall that hosts community events, alongside a parish magazine and bus services. Located approx. 8 miles from Torrington, 15 miles south of the Port and Market town of Bideford, 2 miles to the neighbouring village of Beaford, 9 miles to Winkleigh and approx. 30 miles to the County Capital City of Exeter.

SERVICES: Mains water, electric and private drainage. Air source heat pump fitted with under floor heating and individual thermostats for each room. Solar water system and solar panels. Built in internal speaker sound system.

COUNCIL TAX BAND: D. However as 'improvements' have been made to the property this can be subject to a review once sold.

TENURE: Freehold

DIRECTIONS TO FIND: From the main road within Dolton (South Street) follow it in the direction of Hatherleigh/Okehampton - B3217. As you leave the village heading down Cleave Hill and after passing Ham Farm you will come to a cross roads (Chapple Cross) where you need to turn down right onto an unmarked lane and the property will be found within a short distance on your left-hand side.

The accommodation is at present arranged to provide (measurements are approximate):-

UPVC double glazed door into: **ENTRANCE HALL:** Built in airing cupboard, hatch to loft space and laminate flooring. Feature glass wall with shelving and open doorway into:

LIVING ROOM: 5.58m x 4.62m UPVC double glazed sliding door to the front of the property and laminate flooring. Fitted log burner (not in working order). Internal double glazed bi-fold doors into:

STUDY: 4.26m x 3.32m Fitted shelving and laminate flooring. Open arch into:

DINING ROOM: 4.66m x 3.41m Vaulted, partly glazed ceiling and a large picture window overlooking the rear garden, UPVC double glazed sliding door to the rear garden. Fitted bench seating and glazed door into:

KITCHEN/BREAKFAST ROOM: 5.66m x 5.20m Impressive room with vaulted, partly glazed ceiling, working surface incorporating one and a half bowl single drainer stainless steel sink unit, fitted splash backing and a large Belling range cooker and extractor hood above. Cupboards and drawers with matching wall units, space and plumbing for dishwasher. Fitted bench seating, tiled flooring and UPVC double glazed door into the rear garden. **UTILITY ROOM:** Fitted Belfast sink with tile splashback, plumbing and space for washing machine and tumble dryer. Solar hot water tank and controls. Tiled flooring and UPVC double glazed door into the rear garden.

BEDROOM ONE: 3.72m x 3.59m Vaulted and partly glazed ceiling, laminate flooring and lovely aspect over the rear garden.

BATHROOM: Bath with fitted shower over and screen, wash basin and low level dual flush WC. Electric ladder style towel radiator, fully tiled walls and flooring plus extractor fan.

BEDROOM TWO: 3.81m x 3.01m fitted mirror fronted wardrobes and laminate flooring. **ENSUITE:** Good sized fully tiled shower cubicle, wash basin and low-level dual flush WC. Fully tiled walls and flooring plus extractor fan.

OUTSIDE: The property is accessed via a driveway with space for at least three cars including a large detached **GARAGE** 6.02m x 5.20m with an up and over door, power and light. To the front of the property is a raised lawn area with mature shrubs and bushes having a pleasant aspect over a neighbouring field. Pathways lead down both sides of the property taking you to the impressive **REAR GARDEN** comprising a large patio area with stone chippings and potted plants. Steps take you down to a well - kept lawn with central path, attractive bushes, fruit trees and hedging. Adjacent is a more natural garden area with poly tunnel, garden shed, this leads onto a meadow with the potential to create an equestrian space/paddock as there is a gated access off a narrow lane behind.



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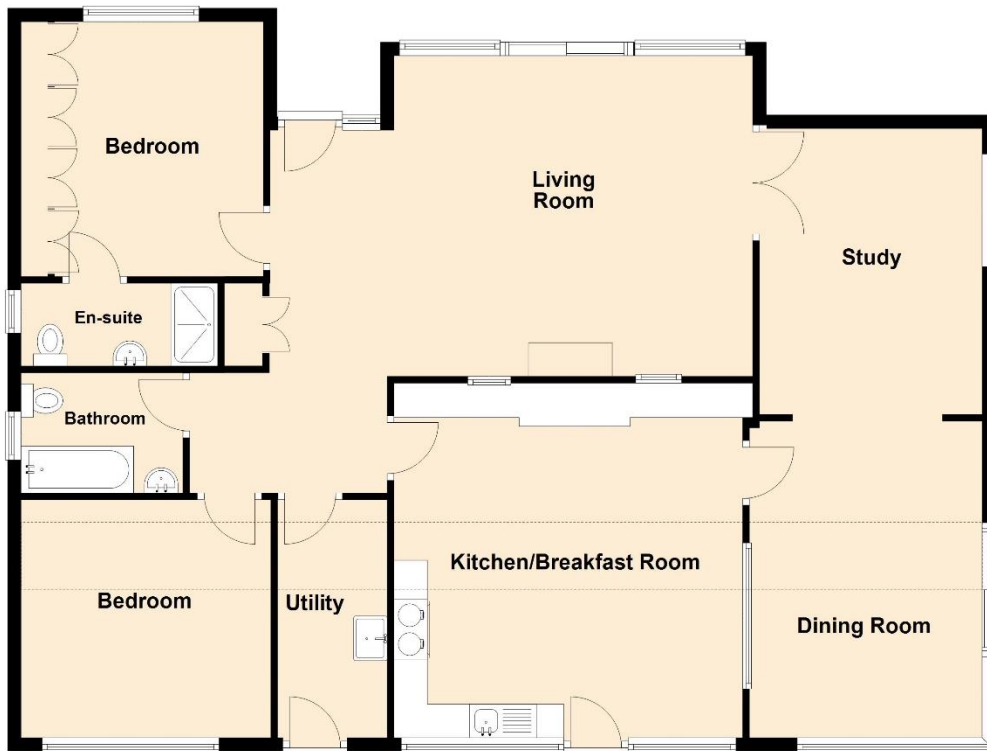
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Total area: approx. 141.7 sq. metres (1525.4 sq. feet)

FOR IDENTIFICATION ONLY NOT TO SCALE

CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check availability of any property and make an appointment to view before embarking upon any journey to see a property.

The accuracy of these particulars is not guaranteed nor do they form part of the Contract.
Applicants should verify details by personal examination and enquiry.

ANTI MONEY LAUNDERING REGULATIONS – It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B		
(69-80)	C	76	
(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	

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