STAGS



10 East Park Close

10, East Park Close, Winkleigh, EX19 8LG







Village Centre 1 Mile, Okehampton 11 Miles. Exeter 22 Miles.

A well-presented three bedroom detached bungalow offering modern accommodation throughout.

- Three Bedrooms
- Modern Accommodation Throughout
- Kitchen/Dining Room
- Sitting Room
- Gardens
- Garage & Parking
- EPC Band: E
- Council Tax: D
- Freehold

Guide Price £415,000

SITUATION
The property is situated towards the edge of the popular village of Winkleigh, within walking distance of the village square. Winkleigh itself lies amidst rolling Devonshire countryside and offers a good range of facilities including village stores, Post Office, butcher, primary school, preschool, two public houses, veterinary surgery, doctor's surgery and village church. There are a range of community activities for all ages, based around the community centre, village hall and sports hall. The village also has good local transport services with daily buses to Exeter and Barnstaple and also a service to Okehampton some 11 miles away and situated on the northern fringes of the Dartmoor National Park. Okehampton has an excellent range of shops and services, and supermarkets including a Waitrose, modern hospital, leisure centre and expanding sixth form college. From Winkleigh the town of Crediton is also easily accessible and the cathedral and university city of Exeter, with its M5 motorway, mainline rail and international air connections, is within easy driving distance. In addition, the north coast of Devon and Cornwall are easily accessible with attractive beaches and delightful coastal scenery, whilst the Torridge Valley offers many opportunities for fishing and outdoor pursuits together with walking and cycling on the Tarka Trail.

DESCRIPTION
A well-presented three bedroom detached bungalow offering modern accommodation throughout. The property benefits from a dual-aspect kitchen/dining room with a feature wood burner, stepping down into an extended sitting room with a roof lantern and bi-fold doors to the garden. There are three bedrooms with built-in wardrobes, a family bathroom, a cloakroom, and a separate utility room. Outside, a concrete driveway provides off-road parking and leads to an attached garage. Level lawned gardens lie to both the front and rear, with the rear garden featuring an elevated paved terrace and a lower patio area.

ACCOMMODATION
Via main ENTRANCE HALL: With PVC door to front, sliding timber doors to storage cupboard with inbuilt shelving, access to loft space, and doors to: CLOAKROOM: WC, wall-mounted wash basin, window to front.
KITCHEN / DINING ROOM: A sprawling, bright dual-aspect space with windows to front and side. Range of timber base and wall-mounted cabinets, black composite dual sink with drainer, mid-level Bosch dual oven, AEG induction hob with extractor over and integrated Bosch microwave. Cupboard housing Ideal boiler, space for dishwasher and space for freestanding fridge-freezer. Wood burner set into the wall, opening and step down into: SITTING ROOM: Large roof window/skylight and window to side. Built-in shelving and cupboard space with an electric feature fire set into the wall. Large bi-fold doors opening to the well-planted rear garden. Door to: UTILITY ROOM: Skylight window and door leading to the front of the property. Range of timber base and wall-mounted cabinets, inset composite sink with brass fittings, plumbing and space for washing machine and tumble dryer. Continuing down the main hallway: doors to: BEDROOM 1: A spacious double bedroom enjoying a dual aspect with windows to side and rear. Inbuilt wardrobe space, timber panel feature wall. BEDROOM 2: Windows to front and side aspects, inbuilt wardrobe. BEDROOM 3: Window to rear aspect, built in wardrobe. FAMILY BATHROOM: Corner bath with rainfall showerhead above and standard attachment, WC, wash basin with storage cupboard below. Tiled surround, heated towel rail mounted to wall, window to front.

OUTSIDE
The property is approached by a concrete driveway with space for multiple vehicles, the front garden features mature hedge boundary, LPG gas tank. Single garage directly to the front of the property with areas of gravel and a pathway leading to a pedestrian access gate to the side of the property.

To the rear of the property there is an expensive space lined by mature hedges and numerous planted shrubs and flowers. Directly off the back of the house there is a raised patio space with area for seating with flowerbeds along the front and side. The garden also features a timber shed with power and a secondary tool shed in the corner.

The rear garden is predominantly light lawn with the area with an area of gravel

SERVICES
Mains electricity, water and drainage. LPG Central heating.
Mobile Coverage: Vodafone and O2 good outdoor. (information supplied by Ofcom).
Broadband Coverage: Superfast available in area, up to 38 Mbps (information supplied by Ofcom).

DIRECTIONS
The postcode for SAT NAV purposes is EX19 8LG. what3words ///allows.insects.panicking

AGENT'S NOTE
Planning Permission has been granted for a new bungalow within the grounds of an existing bungalow close by. For further details please see Application Number 1/0100/2024/FUL under Torridge District Council planning portal.


beko

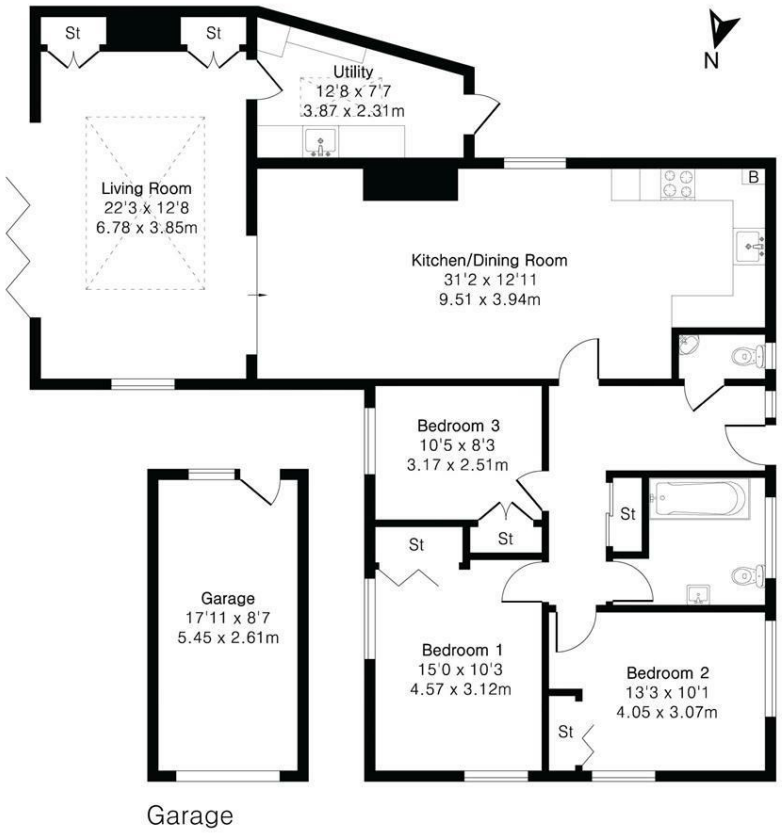






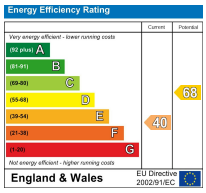


Approximate Gross Internal Area 1371 sq ft - 127 sq m
(Excluding Garage)
Garage Area 153 sq ft – 14 sq m



Garage

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



11 Charter Place, Market Street, Okehampton, Devon, EX20 1HN
01837 659420
okehampton@stags.co.uk
stags.co.uk