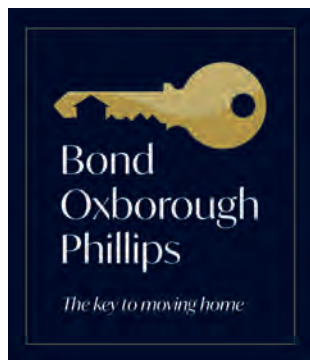




3 Moorview Close Winkleigh EX19 8JG



O.I.E.O - £205,000



3 Moorview Close, Winkleigh, EX19 8JG.

A semi-detached two bed property with off road parking, a private rear garden and situated close to Winkleigh Village centre...



- Two Spacious Double Bedrooms
- Family Bathroom and Cloakroom
- Private Rear Garden
- Off Road Parking
- Quiet Cul-De-Sac Location
- Move-In Ready Condition
- Summerhouse In Garden
- Modern Neutral Kitchen
- Ideal For First Time Buyers
- Neutral Decor Throughout
- Good Access to Local Amenities
- Council Tax Band - B
- EPC - C



Situated in a quiet cul-de-sac within the popular village of Winkleigh, this well-presented two-bedroom semi-detached home offers comfortable and practical living, making it an ideal purchase for first-time buyers, young professionals, or those looking to downsize. Beautifully maintained throughout, the property benefits from neutral décor, allowing prospective purchasers to move straight in while providing a blank canvas to personalise to their own taste.

The welcoming entrance leads into a bright and spacious living area, creating a warm and inviting atmosphere for both relaxing and entertaining. To the front of the property, the modern kitchen has been thoughtfully designed with a range of contemporary units and ample worktop space, offering both style and functionality.

Upstairs, the property offers two generous double bedrooms, both of which are well-proportioned and filled with natural light. The family bathroom is finished in a neutral style and provides a comfortable space to unwind, while the additional ground floor cloakroom offers extra convenience for both residents and visitors.



One of the standout features of this home is the attractive private rear garden. Designed to be both low maintenance and enjoyable throughout the seasons it provides an excellent space for outdoor dining, gardening, or simply relaxing. The addition of a charming summerhouse creates a versatile space that could be used as a home office, hobby room, garden retreat, or additional entertaining area.

To the front of the property, off-road parking provides convenience and peace of mind, while the quiet cul-de-sac setting offers a safe and pleasant environment with minimal passing traffic. Winkleigh is a thriving village with a strong community spirit and offers a range of local amenities including shops, a post office, pubs, cafés, and a primary school, all within easy reach. The surrounding countryside also provides numerous opportunities for walking and outdoor pursuits, while excellent road links connect the village to nearby towns and beyond.

Further benefits include a Council Tax Band B rating and an EPC rating of C, contributing to affordable running costs. Combining modern living, generous accommodation, and a desirable village location, this attractive home presents a fantastic opportunity for buyers seeking a move-in-ready property in the heart of rural Devon.

Changing Lifestyles

Winkleigh is a charming village located in North Devon, rich in history and nestled amidst picturesque countryside. Dating back to Saxon times, the village has retained much of its rural charm with a lovely village square, surrounded by traditional white cottages. With a population of around 1,400, Winkleigh maintains a close-knit community atmosphere, offering a range of local amenities including a village shop, a pub, and a primary school. The surrounding countryside offers plenty of opportunities for outdoor activities, such as hiking and cycling, with scenic routes that provide stunning views of the Devon landscape.

The village is also well-connected, with easy access to nearby towns like Barnstaple and Bideford, making it ideal for those seeking a peaceful, rural lifestyle without sacrificing convenience. In addition, Winkleigh hosts various cultural events, including the traditional "Burning the Ashen Faggot," reflecting the village's long-standing heritage. For those looking for a blend of history, community, and natural beauty, Winkleigh is an ideal place to call home.



Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
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for more information or to
arrange an accompanied viewing
on this property.

Scan here for
our Virtual Tour:





Floor 0 Building 1

Approximate total area⁽¹⁾

673 ft²
62.6 m²

Reduced headroom

9 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

QIRAFFE 360



Floor 1 Building 1



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PLEASE NOTE:

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.