



Bond
Oxborough
Phillips

Changing Lifestyles

45 Stafford Way
Dolton
Winkleigh
Devon
EX19 8PY

Asking Price: £245,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com



Welcome to 45 Stafford way, a lovely Detached Two-Bedroom Bungalow in a Peaceful Village Setting

Tucked away in a quiet and peaceful setting in Dolton, this lovely detached bungalow offers comfortable and well proportioned accommodation, complemented by a newly fitted porch/sun room, useful garage and attractive gardens.

On entering the property, the newly fitted porch/sun room provides a welcoming introduction, with access through to the kitchen and a useful up-and-over garage door, making it particularly convenient for accessing the property and garden. The lawned area is complemented by mature shrubbery, adding greenery to the outside space.

From the entrance hall, doors lead to all the all rooms. The kitchen is a good size and enjoys a pleasant outlook through to the front of the property.

The living accommodation is a particular highlight. The lounge has been thoughtfully extended to create a lovely, generously proportioned lounge/diner, with plenty of natural light flooding through the space. The dining area provides access to a useful utility room, which also offers a door through to the garage. The utility room currently has no plumbing.

There are two good-sized bedrooms. The rear bedroom enjoys a pleasant outlook over the rear garden, while the front bedroom looks out towards the front garden. The shower room is also a good size and features a useful walk-in shower together with an obscure-glazed window.

Outside, the property benefits from gardens to both the front and rear, with lawned areas and mature shrubbery creating a pleasant and established setting. The garage provides useful additional storage and parking, with the convenience of an up-and-over door.

Located in a quiet neighbourhood, this bungalow provides a peaceful setting while remaining conveniently accessible to local amenities. Just a very short walk takes you into the heart of the village, where you will find a local shop, two public houses and a traditional local butcher.

The surrounding area is ideal for those who enjoy the outdoors, with many excellent walks in and around the neighbouring parishes of Dolton and Dowland. The beautiful woodland and riverside walks of Halsdon Nature Reserve are close by, providing wonderful opportunities to explore the North Devon countryside.

For cyclists, the Tarka Trail is also within easy reach. The route forms part of National Cycle Network Route 27, the Devon Coast to Coast, and can be joined at Meeth or Petrockstowe. From there, traffic-free cycle paths lead all the way towards Bideford, Instow, Braunton and beyond.

The larger towns of Barnstaple and Bideford are approximately half an hour away by car, while the stunning North Devon coastline and beautiful sandy beaches can be reached in around forty minutes. The area is particularly popular with surfers, dog walkers, bodyboarders and those simply looking to enjoy the spectacular coastal scenery.

With Dartmoor and Exmoor National Parks both within approximately an hour's drive, this delightful detached bungalow offers an excellent opportunity to enjoy a peaceful village lifestyle surrounded by some of North Devon's most beautiful countryside and coastline.

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Floorplan



Directions

From Torrington proceed in a Southerly direction on the A386 signposted Hatherleigh/Okehampton and upon the leaving the town at the bottom of the hill turn left onto the A3124 signposted Winkleigh/Exeter, stay on this road passing through the village of Beaford whereupon reaching Dolton Beacon garage on your left hand side take the right hand turning signposted Dolton. Proceed into the village taking the first left hand turning into Barfield Road and continue down the hill entering Stafford Way. Continue to the bottom and follow the road to the right taking the second exit at the roundabout. The property will be found on your left handside.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have 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. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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We are here to help you find and buy your new home...

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Torrington
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Have a property to sell or let?

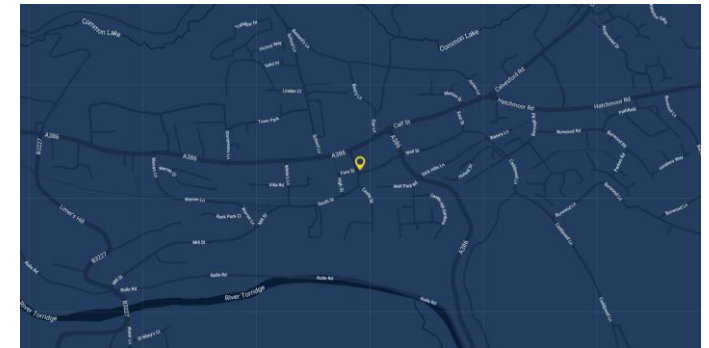
If you are considering selling or letting your home,
please contact us today on 01805 624 426 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Office photo to follow
shortly

Please do not hesitate to
contact the team at Bond
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