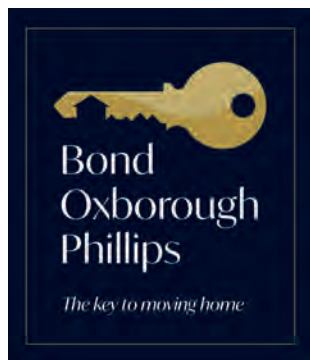
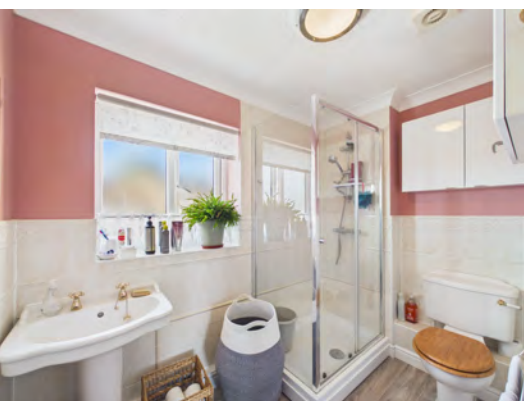




63 Westcots Drive
Winkleigh
EX19 8JW



Guide Price- £210,000



Changing Lifestyles

01837 500600

63 Westcots Drive, Winkleigh, EX19 8JW.

Charming two-bedroom home with versatile living space, a sunroom and detached garage in the heart of Winkleigh...



- Beautiful Two Bedroom Home
- Welcoming Living Accommodation
- Stylish Separate Kitchen
- Charming Garden Room
- Flexible Living Space
- Well-Proportioned Bedrooms
- Attractive Family Bathroom
- Useful Detached Garage
- Peaceful Village Setting
- Well-Presented Throughout
- Desirable Winkleigh Location
- Council Tax Band - B
- EPC - D



Situated in the popular village of Winkleigh, this attractive two-bedroom property offers well-presented and versatile accommodation arranged over two floors, together with a detached garage and a useful sunroom.

The ground floor provides a welcoming entrance hall leading to the main living areas. The spacious living room offers a comfortable setting for relaxing and entertaining, with plenty of room for furniture and everyday family life. The separate kitchen is conveniently positioned and provides a practical space for preparing meals, while retaining a degree of separation from the main reception room.

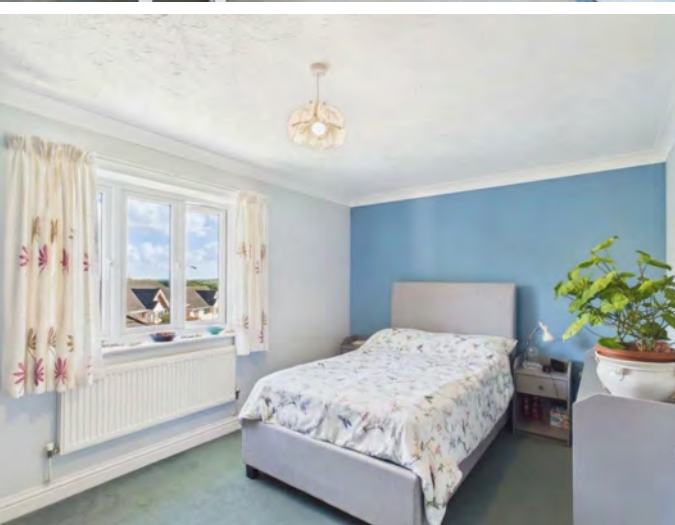
One of the highlights of the property is the sunroom, which provides an additional flexible living space. This could be used in a variety of ways, including as a dining area, home office, playroom or simply a peaceful place to sit and enjoy the surroundings. Doors from the sunroom also provide access to the outside, creating a pleasant connection between the indoor and outdoor spaces.

Upstairs, the property benefits from two well-proportioned bedrooms and a family bathroom. The principal bedroom provides a comfortable and peaceful retreat, while the second bedroom offers a versatile space that could be used as a child's bedroom, guest room or home office, depending on the needs of the new owners.

The detached garage is another valuable feature, offering secure parking and additional storage space. It could also provide potential for hobbies, equipment or other practical uses, subject to any necessary permissions.

Winkleigh is a popular Devon village with a strong community feel and a range of local amenities, including shops, services and places to eat and drink. The village provides a convenient base for enjoying the surrounding Devon countryside, while also offering access to nearby towns and the wider North Devon area.

The property would make an appealing home for families, couples or buyers looking for a village lifestyle with versatile accommodation. The combination of two bedrooms, generous living space, a useful sunroom and detached garage makes this a property with plenty of potential to suit a variety of lifestyles.



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.

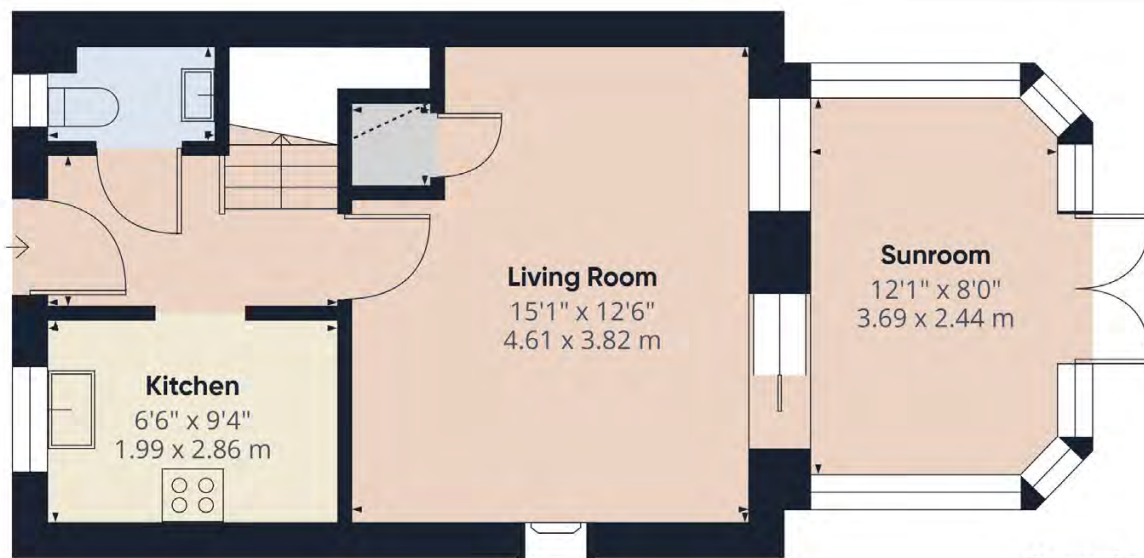
The village is also well-connected, with easy access to nearby towns like Barnstaple and Bideford, making it ideal for those seeking a peaceful, rural lifestyle without sacrificing convenience. In addition, Winkleigh hosts various cultural events, including the traditional "Burning the Ashen Faggot," 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
01837 500600
for more information or to
arrange an accompanied viewing
on this property.

Scan here for
our Virtual Tour:



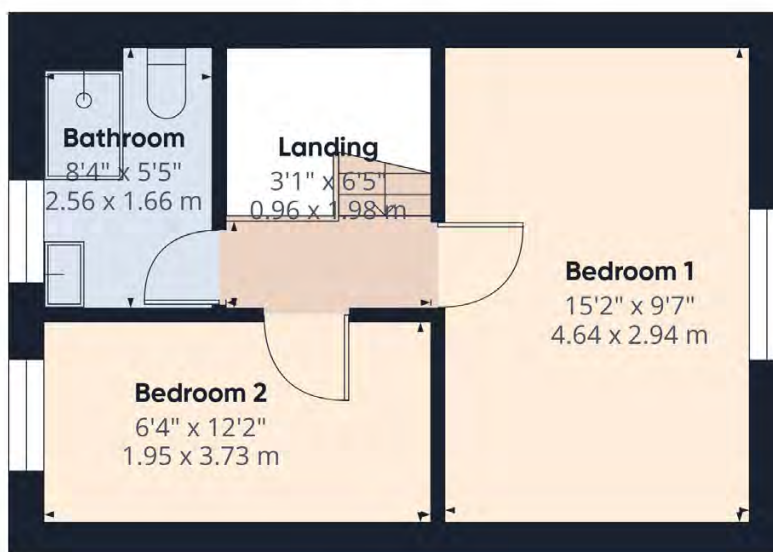


Floor 0 Building 1

Approximate total area⁽¹⁾

727 ft²

67.5 m²



Floor 1 Building 1



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If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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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.

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.