Bond Oxborough Phillips

Changing Lifestyles

31 Westcots Drive
Winkleigh
Devon
EX19 8JW

Asking Price: £250,000 Freehold







01805 624 426
torrington@boppproperty.com

31 Westcots Drive, Winkleigh, Devon, EX19 8JW

- Three bedroom semi-detached home in the popular village of Winkleigh.
- Spacious and light-filled lounge/diner with sliding doors opening onto the garden.
- Two generous double bedrooms and a versatile single bedroom.
- Convenient downstairs WC and useful built-in storage.
- Off-road parking for two vehicles to the front of the property.
- Generous rear garden with lawn, newly laid patio, garden shed and side access.
- Excellent village amenities, with convenient access to the A30, A361 and Exeter.







Welcome to 31 Westcots Drive, a three bedroom semidetached home, situated within the popular village of Winkleigh.

Offering well proportioned accommodation, a stylish newly fitted kitchen and a lovely rear garden, this property would make an ideal home for those looking to enjoy village living whilst having everyday amenities close at hand.

To the front of the property, there is the added benefit of off-road parking for two vehicles. Upon entering, you are welcomed into the entrance hallway, which provides a useful storage cupboard and a conveniently positioned downstairs WC.

The kitchen has been newly fitted by the current vendors, a stylish contemporary finish, with elegant matt blue carboards complemented by coordinating blue wall tiles, creating a modern yet welcoming space.

Moving through the property, you will find the spacious lounge/diner, a particularly lovely room offering an abundance of natural light. Large sliding doors, together with an additional window to the side elevation, allow plenty of light to flood the space whilst providing pleasant views and access towards the garden. There is also useful understairs storage.

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Outside, the rear garden is a wonderful feature of the property, offering a generous and versatile space to enjoy throughout the warmer months. Mainly lawn, the garden also benefits from a newly laid patio towards the rear, providing the perfect spot for outdoor dining, entertaining or simply relaxing. There is a useful garden shed, along with additional garden space extending down the side of the property and a handy side gate providing convenient access.

Moving upstairs, the first floor continues to impress, offering three bedrooms. Bedrooms one and two are both comfortable double rooms, whilst bedroom three provides a useful single bedroom, ideal as a child's room, home office or dressing room. The accommodation is completed by the family bathroom, fitted with a bath and shower over, wash hand basin and WC.

Winkleigh is a popular and well-established Devon village, renowned for its strong sense of community and welcoming atmosphere. The village offers a good range of everyday amenities, including local shops, places to eat and drink, community facilities and other essential services, making it a convenient and enjoyable place to call home. Surrounded by beautiful Devon countryside, there are also plenty of opportunities to enjoy scenic walks and explore the wonderful rural surroundings.

For those needing to commute or travel further afield, Winkleigh is conveniently positioned for access to the A30 and A361, providing connections across Devon and beyond. The cathedral city of Exeter is also within easy driving distance, offering an extensive range of shopping, leisure and recreational facilities, together with Exeter International Airport.

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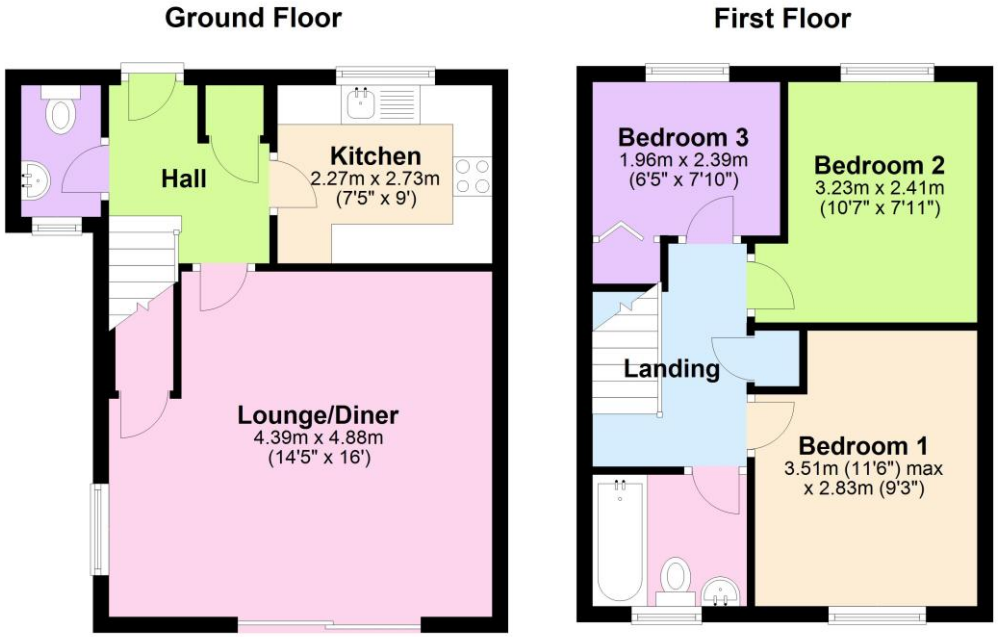
Floorplan



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Plan produced using PlanUp.

Directions

From the office head down New Street to the crossroads and turn right onto the A386 towards Okehampton. At the bottom of the hill take the left hand folk on the A3124 towards Exeter. Remain on this road for 11.2 miles to Winkleigh. Turn right at the diner and follow the road to where it folks. Bear right here and continue towards the village turning right at Townsend Cross and continue down the hill. Take the third tuning left into Westcots Drive following around to the left where the house will be found after a short distance on your left hand side with a for sale sign clearly displayed.

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.

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

2 Well Street
Torrington
Devon
EX38 8EP
Tel: 01805 624 426
Email: torrington@boppproperty.com

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 Oxborough Phillips Sales & Lettings on

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for a free conveyancing quote and mortgage advice.

