



Bond
Oxborough
Phillips

Changing Lifestyles

1 Barfield Road
Dolton
Winkleigh
Devon
EX19 8QX

Guide Price: £400,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

1 Barfield Road, Dolton, Winkleigh, Devon, EX19 8QX

- No onward chain
- Large corner plot
- Three bedrooms
- Solar panels
- Log burning stove
- Detached garage
- Planning granted for a separate dwelling
- EPC: TBC
- Council Tax Band: C



Nestled in the charming village of Dolton is this modern detached bungalow that offers the perfect blend of comfort and style. Boasting three bedrooms, this charming property is bright and inviting, with ample space to expand and for those seeking a tranquil retreat. The well-maintained interior is both cosy and modern, providing a homely atmosphere that is sure to appeal to all. The property features a spacious garden on a corner plot that wraps around the bungalow, ideal for outdoor entertaining or simply enjoying the sunshine. Planning permission has been granted to replace the existing garage with a two story, two bedroom house 1/0564/2024/FUL. This would make it the ideal opportunity for those looking at a place for multi-generational living. With convenient access to local amenities and having the bus stop directly outside, this is a truly desirable home in a sought-after location. Don't miss the opportunity to make this stylish and inviting property your own. Within walking distance of the bungalow is the village shop, two public houses, playground and primary school. This really adds to the attractive nature of this active and thriving village.



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A place in the Country.

There are many excellent walks in and around the neighbouring parishes of Dolton and Dowland, with the beautiful woodland and riverside walks of Halsden Nature Reserve right on your doorstep. Just a short distance away is the Tarka Trail cycle route, part of the National Cycle Network route 27, the Devon coast to coast. Join the route at Meeth or Petrockstowe and you can remain on traffic free cycle paths all the way to Bideford, Instow, Braunton and beyond.

Barnstaple and Bideford are around half an hour away by car and the beautiful beaches and stunning coastline a mere forty minutes, very popular with surfers, dog walkers and body boarders alike. Dartmoor and Exmoor National Parks under an hour away, it's clear to see why North Devon is so popular.

Ticking boxes aside, it is in my experience that the feel of the home is what will make you buy it. Only by visiting this beautiful home you will know if it is "the one". I strongly urge you to take the time to experience it for yourself and would love the opportunity to meet with you there to help embed what you see on paper in the flesh.

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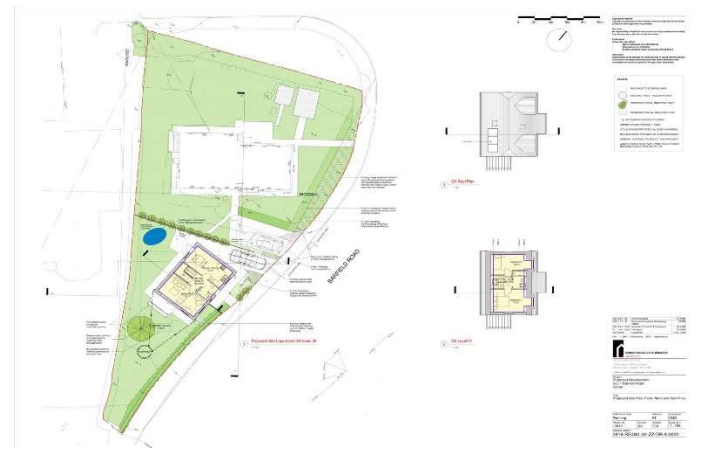
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THE VENDOR INFORMS US THAT THE PROPERTY IS OF BRICK CONSTRUCTION UNDER A TILED ROOF. YOUR SURVEYOR OR CONVEYANCER MAYBE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY OIL FIRED CENTRAL AND WATER HEATING AS WELL AS HAVING A SEPARATE IMMERSION HEATER AND SOLAR PANELS. MAINS ELECTRIC, WATER AND DRAINAGE ARE CONNECTED.

BROADBAND: SUPERFAST SPEEDS ARE AVAILABLE UP TO 80MBPS (INFORMATION TAKEN FROM THE OFCOM CHECKER)

MOBILE PHONE: COVERAGE AVAILABLE ONSITE MAINLY OUTSIDE THE BUNGALOW DEPENDENT ON NETWORK PROVIDER. (SEE OFCOM CHECKER FOR FURTHER INFORMATION)



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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 to where the property is located immediately on your right hand side.

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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Devon

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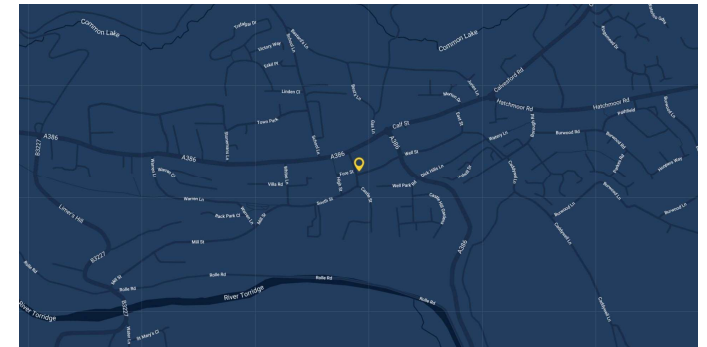
Have a property to sell or let?

If you are considering selling or letting your home,
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speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to
contact the team at Bond
Oxborough Phillips Sales &
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