



Bond
Oxborough
Phillips

Changing Lifestyles

14 Marshalls Mead
Beaford
Winkleigh
Devon
EX19 8LH

Asking Price: £325,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

14 Marshalls Mead, Beaford, Winkleigh, Devon, EX19 8LH



- Super family home
- Four bedrooms
- Ensuite to master bedroom
- Separate reception rooms
- Conservatory
- Enclosed rear garden
- Larger than average garage
- EPC: D
- Council Tax Band: D



Welcome to this stunning modern semi-detached home located in a charming village of Beaford. This four bedroom property exudes sophistication and style, offering a comfortable and inviting space for you to call home. The house is well-maintained and boasts bright and spacious rooms, creating a peaceful and homely atmosphere.

Step into the property and be greeted by a cosy yet modern interior that is sure to impress. The well-lit rooms provide a bright and airy feel throughout, making it a joy to spend time in. Enjoy the enclosed rear garden and conservatory, perfect for relaxing or entertaining guests.



With easy road links to local amenities and a peaceful environment, this property offers the perfect blend of convenience and comfort. Don't miss out on the opportunity to make this stylish and charming house your new home. Contact us today to arrange a viewing.

Location is often key when considering a move, the ability to enjoy long countryside walks from your front door is a real bonus as well as having only a short stroll to the local shop and public house. The Globe Inn is locally renowned for good food and even better, locally and regionally sourced real ales. The pub was even voted CAMRA North Devon pub of the year in 2020.

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Beaford is only a short drive to the closest town of Great Torrington, between which you will find RHS Garden Rosemoor, a beautiful place to visit all year round. Great Torrington itself will cater for most of your shopping needs, this historic cavalier town is surrounded by 365 acres of countryside allowing for miles of scenic walks with access to the locally renowned Tarka trail, a footpath / cycle way mainly built on the bed of a disused railway where the gradients are gentle. It winds its way following the course of the river Torridge as far North as Ilfracombe or going inland South towards Meeth.

If you are looking for the perfect change of lifestyle this lovely home is exactly what you are looking for. Ticking boxes aside, it is in my experience that the feel of the home is what will make you buy it. Only by visiting 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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THE VENDOR INFORMS US THAT THE PROPERTY IS OF STONE AND BRICK CONSTRUCTION UNDER A TILED ROOF. YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY OIL FIRED CENTRAL HEATING. MAINS ELECTRIC AND WATER ARE CONNECTED AS WELL AS MAINS DRAINAGE. THERE IS A 3.5KW SOLAR SYSTEM INSTALLED AT THE PROPERTY.

BROADBAND: SUPER-FAST SPEEDS AVAILABLE UP TO 80 MBPS. (INFORMATION TAKEN FROM OFCOM CHECKER)

MOBILE PHONE: COVERAGE IS IMPROVING BUT LIMITED INDOORS. (SEE OFCOM CHECKER FOR FURTHER INFORMATION)

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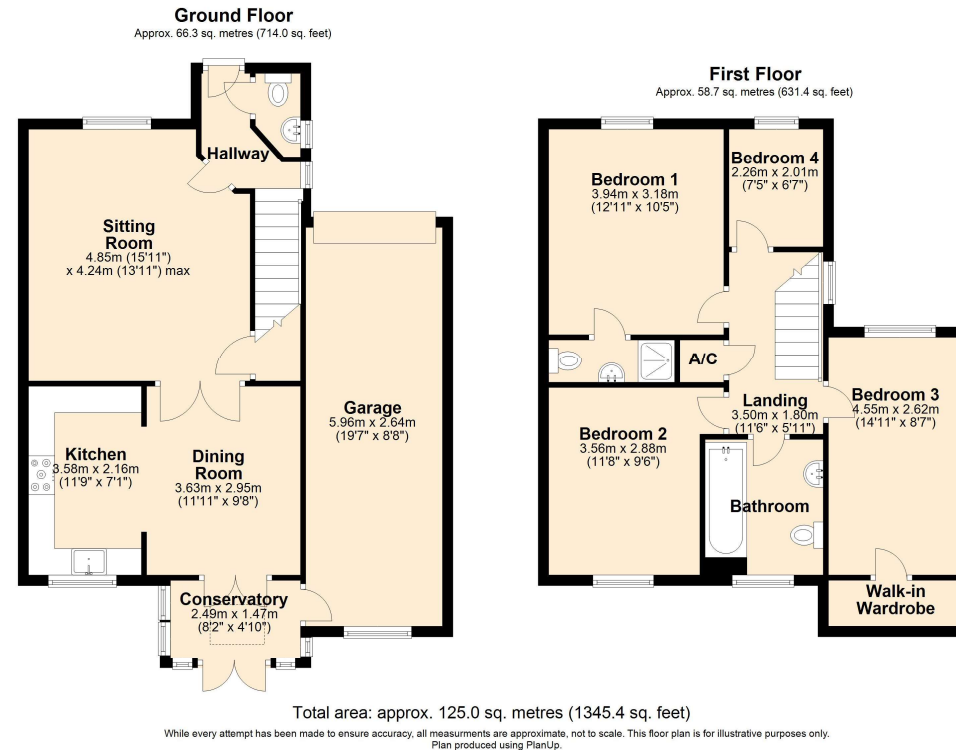
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Directions

From Torrington proceed in a southerly direction on the A386 signposted Hatherleigh/Okehampton, and after approximately a 1/3rd of a mile and at the bottom of the hill, turn left onto the A3124 signposted Winkleigh/Exeter. Stay on this road for approximately 4.5 miles and upon entering Beaford Village with the Globe Inn on your left, then take the road turning into Green Lane, continue up to the top where the road bears to the right and indicating left continue straight on taking the next turning left into Marshalls Mead. Number 14 can be found after a short distance on the right hand side with number plate 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.

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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@bopproperty.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.

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

01805 624 426

for a free conveyancing
quote and mortgage advice.

