



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

The Retreat  
Roborough  
Winkleigh  
Devon  
EX19 8TN

**Asking Price: £300,000 Freehold**



**Changing Lifestyles**

**01805 624 426**  
**[torrington@bopproperty.com](mailto:torrington@bopproperty.com)**



## The Retreat, Roborough, Winkleigh, Devon, EX19 8TN

- Two bedroom detached chalet bungalow
- Log burning stove
- Double garage with inspection pit
- Ensuite shower room to master bedroom
- Separate shower room on the ground floor
- Fitted kitchen
- Enclosed garden to the front
- EPC: D
- Council Tax Band: C



A charming and modern detached bungalow nestled in the heart of a peaceful farming village setting. This delightful property boasts two spacious bedrooms on each level, one with an ensuite shower room, perfect for a small family or couple looking for a cosy and inviting home. The bungalow is well-maintained and offers a bright and airy living space, creating a comfortable and homely atmosphere.

With a well-manicured garden fully enclosed from the lane and a good sized double garage with inspection pit, this property provides both convenience and tranquillity. The interior is clean and well-lit, enhancing the modern feel of the home. Enjoy the quiet surroundings and relax in this affordable yet stylish abode.

Don't miss the opportunity to make this charming bungalow your own. Contact us today to arrange a viewing and experience the peaceful living this property has to offer.



Within a nine mile drive you can find yourself on the Tarka trail, a footpath/cycle way mainly built on the bed of a disused railway where all the gradients are gentle. It winds its way through some stunning woodland along the course of the River Torridge past Beam Weir, where Henry Williamson's Tarka the Otter was born, from which the trail gains its name. It continues past Bideford and along the coast to Barnstaple where it splits and one leg turns inland again following the portion of the railway which is still in use the other continues on the bed of the disused railway and onto Ilfracombe. Both Dartmoor and Exmoor national parks are within an hour's drive away. The closest coastline is only a 15 mile drive and is very popular with surfers and body borders alike.

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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.

THE VENDOR INFORMS US THAT THE PROPERTY IS OF BLOCK AND RENDER 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. THERE IS ALSO A SOLID FUEL BURNING STOVE LOCATED IN THE LIVING ROOM. MAINS ELECTRIC, WATER AND DRAINAGE ARE CONNECTED.

BROADBAND: STANDARD SPEEDS ARE AVAILABLE UP TO 3MBPS (INFORMATION TAKEN FROM THE OFCOM CHECKER) THIS SPEED CAN BE VASTLY IMPROVED UPON BY THE USE OF AIRBAND OR STARLINK SYSTEMS.

MOBILE PHONE: COVERAGE AVAILABLE ONSITE. (SEE OFCOM CHECKER FOR FURTHER INFORMATION)



The Retreat, Roborough, Winkleigh, Devon, EX19 8TN

## Changing Lifestyles

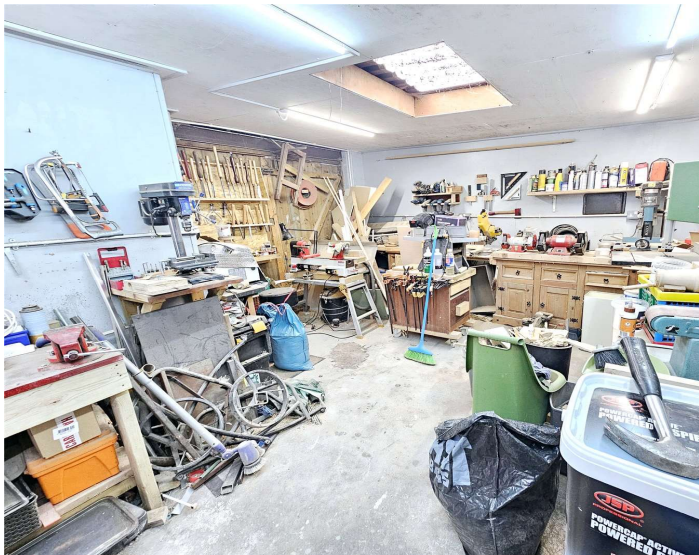


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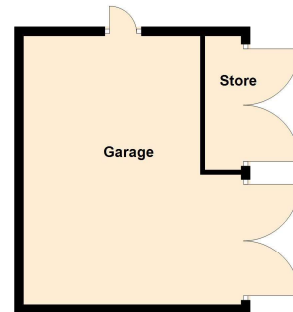
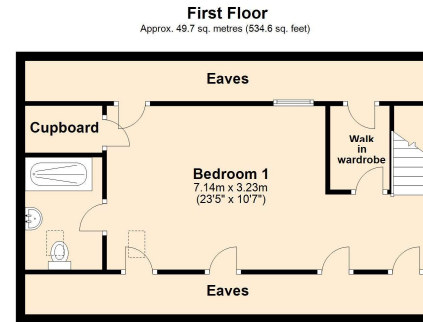
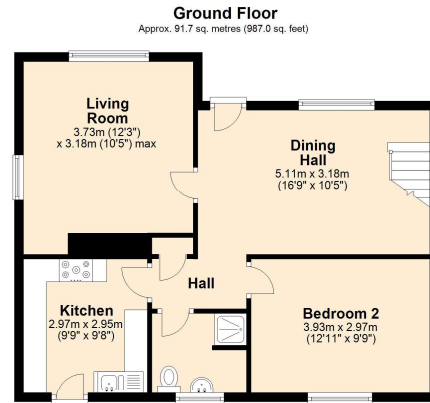
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Total area: approx. 141.4 sq. metres (1521.6 sq. feet)

## Directions

From Torrington follow the B3227 towards South Molton and through the village of High Bullen, continue on the road passing the Cranford Inn, shortly after at the crossroads take the right hand turning signposted Sherwood Green, follow this road around to the right and continue until reaching Ebberly Cross and take the right hand turning signed for Roborough. Continue along this road and at the T junction turn right and immediately left and continue down into the village of Roborough. Upon entering the village of Roborough the bungalow will be found on your right 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@bopproperty.com](mailto: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.

