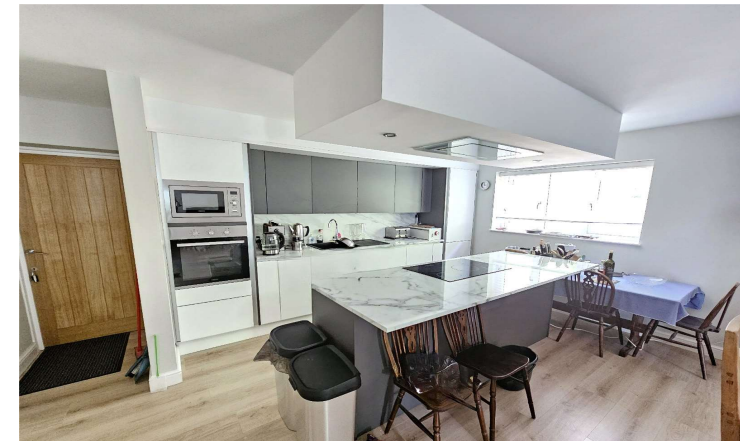




Bond  
Oxborough  
Phillips  
*Changing Lifestyles*

1 Wisteria Close  
West Lane  
Dolton  
Devon  
EX19 8AL

**Fixed price of: £425,000 Freehold**



Changing Lifestyles

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



1 Wisteria Close, West Lane, Dolton, Devon, EX19 8QU



- Small close of similar properties
- Four double bedrooms
- Open plan living space
- Kitchen with integrated appliances
- Separate bath and shower rooms
- 14 Solar panels (owned outright)
- Double garage
- EPC: A
- Council Tax Band: E



Size is everything, as is modern contemporary open plan living when you are looking for a low maintenance efficient home (EPC rated A). Having only been built some five years ago this super four bedroom home has it all. It's situated in a very quiet desirable village on a development of only four properties on a private no through road a short walk from the village shop/post office, the butchers and two public houses.

The open plan living space is epic, measuring in excess of 35' in length and nearly 17' in width and boasts a feature fireplace with eco multi fuel burning stove. It lends itself to a number of uses but is ideally suited as intended as a living / dining and kitchen space. The accommodation is very flexible too! You could have it set up as a four bedroom home with two of the bedrooms being downstairs as well as having the two larger bedrooms upstairs. You could have fewer bedrooms by using the ground floor rooms as something different. A home office, gym or hobbies room spring immediately to mind. The sleek modern kitchen is a fantastic space and even comes with a number of integrated appliances to accentuate further its design. The current owners have even improved upon the original build yet further by adding electrically operated and insulated sectional garage doors adding to its convenience allowing you to just press a button and drive right in. There is further parking, enough for at least two to three cars on the adjoining driveway. Fourteen solar photovoltaic panels on the roof help to keep energy bills down coupled with window shutters and velux blinds, it's the perfect combination. The manageable rear garden complete with a decked patio area is directly accessed via bi-fold doors straight from the living room.



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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 stunning 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 SLATE 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 FOURTEEN SOLAR PHOTOVOLTAIC PANELS. MAINS ELECTRIC, WATER AND DRAINAGE ARE CONNECTED. OTHER FORMS OF HEATING INCLUDE AN ECO MULTI FUEL BURNING STOVE.*

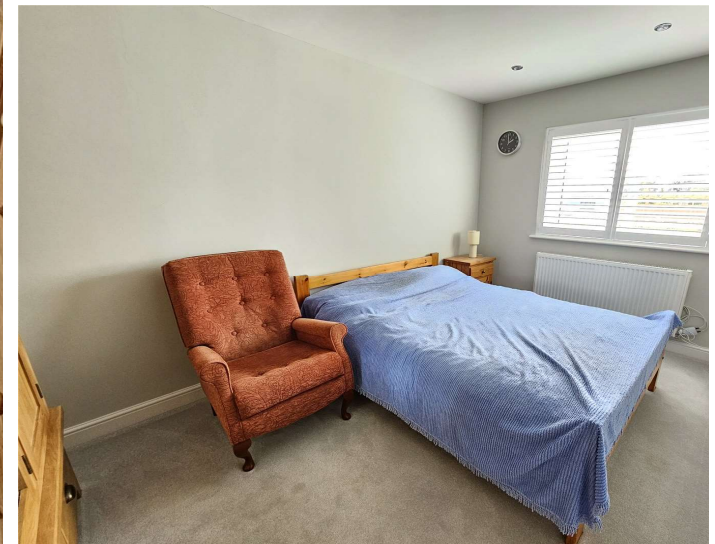
*BROADBAND: SUPERFAST SPEEDS ARE AVAILABLE UP TO 80MBPS (INFORMATION TAKEN FROM THE OFCOM CHECKER)*

*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 third right turn into Fore Street. Continue towards the Royal Oak public house bearing right and then left into West Lane. Continue on the lane and take the first left into Wisteria Close where the bungalow is the first on the left.

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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Changing Lifestyles

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

2 Well Street  
Torrington  
Devon

EX38 8EP

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Email: [torrington@boproperty.com](mailto:torrington@boproperty.com)

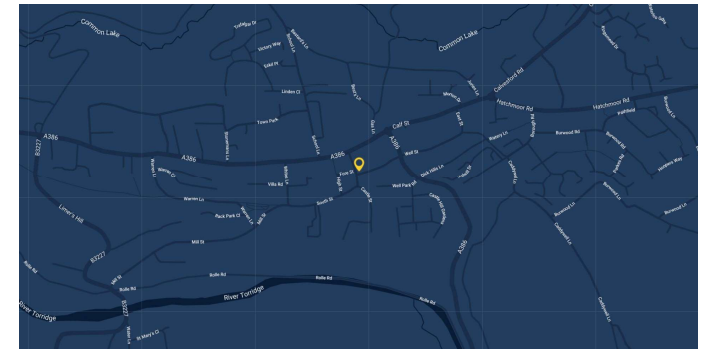
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to provide you with a free valuation of your home.

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