



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

32 Stafford Way  
Dolton  
Devon  
EX19 8PY

**Asking Price: £180,000 Freehold**



Changing Lifestyles

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



32 Stafford Way, Dolton, Devon, EX19 8PY

- Two Bedrooms
- Distant Countryside Views
- Enclosed Rear Garden
- Village Location
- En-bloc Garage
- Allocated Parking
- EPC: E
- Council Tax Band: B



Nestled in the picturesque village of Dolton, this charming two bedroom terraced house provides a peaceful retreat for those seeking a cosy and inviting home. Boasting a bright and clean interior, this property has been meticulously maintained and offers a comfortable living space. The property features a lovely garden, perfect for enjoying outdoor relaxation, as well as convenient parking or garage space. The village setting provides a tranquil ambiance, ideal for those looking to escape the hustle and bustle of city life. With its desirable location and well-maintained features, this property offers a wonderful opportunity for a new homeowner to settle into a welcoming community.

Upon turning up to the property, the home is set back behind a grass bank giving additional privacy and a quieter aspect. Entering the home, the initial porch gives you that perfect boundary before entering the living space. With separate doors, this can be vital especially when having pets. The living room itself boasts a bright and airy feel with the natural light streaming in from the south facing window. In my opinion the current owner has the perfect set up having her lounge furniture sat to the back of the room while the dining table sits perfectly by the window enjoying the first glimpses of the distant countryside views beyond. The kitchen to the rear of the home overlooks the garden with the one and a half bowl sink sat below the window. The cabinets creating a 'U' shape around, they provide plenty of storage space whilst also giving room for your washing machine and either tumble dryer or dishwasher.

Upstairs the home benefits from two double bedrooms and the family bathroom. The master bedroom to the front of the home enjoys additional storage above the stairs but best of all, a higher viewpoint of the on looking Devon hills. Here you also take advantage of the south facing window drawing in the much enjoyed natural light. The second bedroom benefits from a recess perfect for any standalone bedroom furniture. The well-presented bathroom fitted with a three piece suite comprises a panelled bath with shower attachment, wash basin and WC, all set against a natural décor for a clean finish.

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The rear garden is fully enclosed providing more security and goes up in tiers, proving three in total. The top of which creates a perfect seating area to chase the evening Devon sun. If low maintenance is what you are looking for then look no further, this garden has been designed to need minimal attention while allowing you to relax in the fresh village air. The garden benefits from a rear access leading out to the parking area and en-bloc garage.

Don't miss out on the chance to make this delightful terraced house your own slice of countryside paradise.

Dolton remains a popular village for many reasons however the amenities still provided here are a real plus. The thriving village features two pubs, a butchers, shop and post office, primary school and active village hall. 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.

The vendor informs us that the property is thought to be of traditional construction under a tiled roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

- Heating: Electric heating with emersion for hot water.
- Mains water - Mains electric - Mains drainage - Landline telephone.
- Broadband coverage: Superfast available, up to 44mbps download speed (information taken from Ofcom checker).
- Mobile phone coverage: Available onsite, (see Ofcom checker for further information).



### 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**

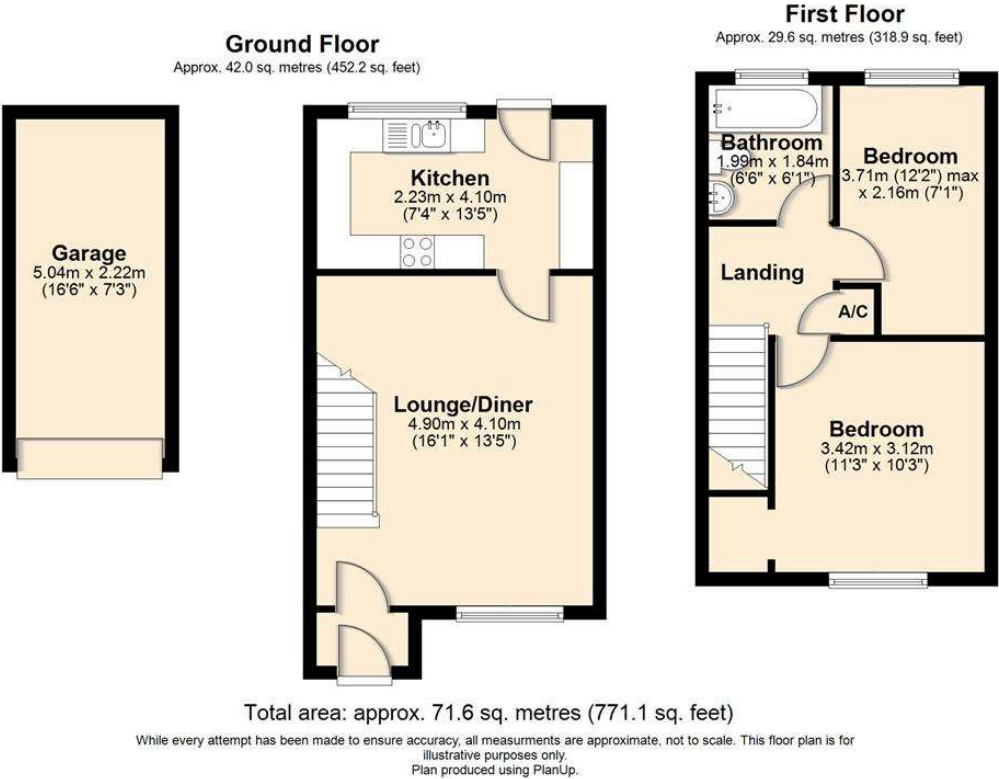
For more information or to arrange an  
accompanied viewing on this property.

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Floorplan & EPC



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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 and continue down the hill entering Stafford Way. Continue to the bottom and follow the road to the right taking the second exit at the roundabout. The property will be found in front of you with a number plate and For Sale board clearly displayed.

What3Words - [///over.century.resurgent](https://www.what3words.com/over.century.resurgent)

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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