



72 Stafford Way
Dolton
Winkleigh
Devon
EX19 8PY

OIEO: £235,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com



Welcome to 72 Stafford Way, situated in the heart of Dolton, this three-bedroom end-terrace home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families, or anyone seeking a property in a convenient and well-established residential location.

Occupying a generous corner plot, the property benefits from excellent outside space, parking for up to three vehicles, and the added advantage of a nearby garage located just a short walk from the property.

Upon entering, you are welcomed into a useful entrance porch which provides the perfect space for coats and shoes before leading through into the main living accommodation. The spacious living room is a warm and inviting space, centred around an attractive fireplace and enjoying pleasant views over the front garden. The room offers ample space for relaxing and entertaining, creating a comfortable hub for everyday family life. Stairs rise from the living room to the first-floor accommodation.

To the rear of the property, the living space opens into a superb, newly fitted kitchen diner. Bright, modern and thoughtfully designed, this impressive room provides plenty of space for both dining and socialising, making it the perfect setting for family meals, gatherings with friends, or simply enjoying day-to-day living. The kitchen enjoys an abundance of natural light and offers a practical yet stylish environment for modern family life.



Sliding doors leads from the kitchen into a delightful conservatory, a wonderful additional reception space that floods the home with natural light. This versatile room can be enjoyed throughout the year and provides the perfect place to relax while overlooking the garden.

Externally, the rear garden is a particular feature of the property. Occupying a generous corner plot position, the garden has been designed to offer both enjoyment and practicality, with a lawned area, patio seating space and a useful storage shed. Side access leads conveniently back to the front of the property, while a gate at the rear opens onto a pathway providing easy access to the garage.

The first floor comprises three well-proportioned bedrooms, including two comfortable double bedrooms and a good-sized single bedroom, making the layout ideal for families, guests, or those requiring a home office. Completing the accommodation is the family bathroom.

With its spacious interior, modern kitchen diner, bright conservatory, generous gardens, off-road parking for three vehicles and garage, this lovely home offers an excellent opportunity to acquire a property in a sought-after Dalton location. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

72 Stafford Way, Dolton, Winkleigh, Devon, EX19 8PY

Changing Lifestyles



Changing Lifestyles

01805 624 426
torrington@boproperty.com



Floorplan



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 on your right handside.

We have the facility to refer purchasers and vendors to our preferred mortgage lenders. 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.