



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

23 Springfield  
Four Seasons Village  
Winkleigh  
Devon  
EX19 8DP

**Asking Price: £180,000 Leasehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

## 23 Springfield, Four Seasons Village, Winkleigh, Devon, EX19 8DP

- Development for the over 50's
- Detached park home
- Two bedrooms
- Ensuite to master
- Separate shower room
- Large kitchen/diner
- Garden and garage
- EPC: Exempt
- Council Tax Band: A



Nestled within Four Seasons Village on the outskirts of Winkleigh is this beautiful two bedroom detached park home. The current owners have made many improvements during their tenure to further enhance its practicality and curb appeal making it a lovely place to live. The accommodation is generous and deceptively spacious. There is a good sized living room leading through double doors into the kitchen diner that flows into a rear porch and Utility room to add further convenience. The master bedroom again is spacious and comes with an ensuite shower room and dressing area with built in wardrobes, the second bedroom also boasts built in wardrobes. The shower room has been recently re-fitted as has the ensuite giving you a fresh contemporary feel. Outside the property is surrounded by its own gardens, there is a brick paved driveway providing off road parking before leading to a detached garage with electrically operated up and over door.



The site itself is welcoming and quiet. Four Seasons Village is a Rural Park, situated in the middle of beautiful Devon virtually on the border of North and Mid Devon and halfway between Dartmoor and Exmoor.

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**There is a small laundrette on site. Winkleigh village itself is only half a mile away with various little shops, Post Office, 2 pubs, garage, vet, and hairdresser.**

**There are several 18 hole golf courses in the area plus trout fishing, course fishing and for the walkers there is the Tarka Trail and Eggesford Forest. There is a new Sports Hall and Tennis Courts for use by the general public, on the edge of Winkleigh Village. Okehampton on the edge of Dartmoor is approx. 12 miles, Barnstaple is approx. 20 miles and Exeter is approx. 22miles. Eggesford Station (6 miles) is our closest rail link and the main Bus Service to Barnstaple/Exeter passes outside the entrance of the Park.**

**Agent's notes: The property is subject to a monthly service charge, currently set at £210.83.**

### 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

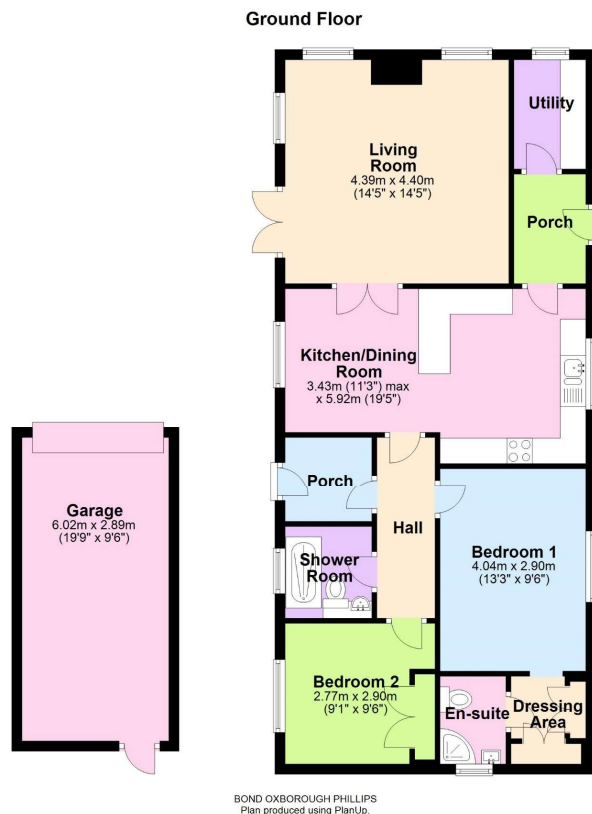
**01805 624 426**

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



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## Directions

Heading out of Torrington on the A386 towards Okehampton, at the bottom of the hill, where the road bears sharply to the right over a bridge, take the left hand turn onto the A3124 towards Beaford and Winkleigh, where after approximately 15 minutes the entrance to Four Seasons Park is found on your right hand side. Enter the park and bear left by the social club and keep following the road into Springfield. Turn left here and after a short distance the home can be found on your 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.