



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

22 Elms Meadow  
Winkleigh  
Devon  
EX19 8JU

**Asking Price: £300,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com



- Four bedroom family home
- Ensuite to the master bedroom
- Separate reception rooms
- Modern kitchen with built in appliances
- Down stairs cloakroom
- Low maintenance garden
- Garage
- Roof top views over Dartmoor
- EPC: C
- Council Tax Band: D



**This modern end of terraced property nestled at the end of a quiet cul de sac is an ideal home for the expanding family. Somewhere to really set roots to enjoy the best Devon has to offer. It has everything you need for modern day living from a contemporary kitchen with built in appliances to a downstairs cloakroom and an ensuite shower room from an impressive master bedroom. A good sized single garage leads to a well-appointed low maintenance rear garden that even provides countryside views through the nearby properties to the majestic Dartmoor Country Park beyond.**



**Nestled in the heart of Devon, between Exmoor and Dartmoor, the village of Winkleigh is home to less than 1500 people. The village has a long history, mentioned in the Domesday Book in 1086 and has braved many hardships, including the Black Death in the 14th Century. The village has been seen as one of the most sustainable in the country, being voted the best place to raise a family in 2011 due to its abundance of village services and green spaces. It currently boasts two pubs, a butchers, a general store, a doctor's surgery and a veterinary clinic, as well as a village hall and sports centre.**

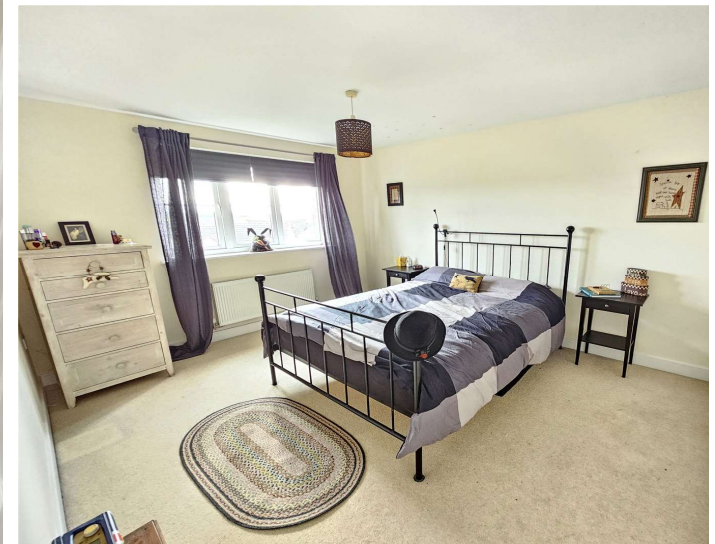
## Changing Lifestyles



For those that enjoy outdoor pursuits Winkleigh is only 27 miles to the heart of Dartmoor with an abundance of stunning scenery to explore. The closest coastline is only 23 miles away and is a real mecca for surfers, body boarders and dog walkers alike.

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.





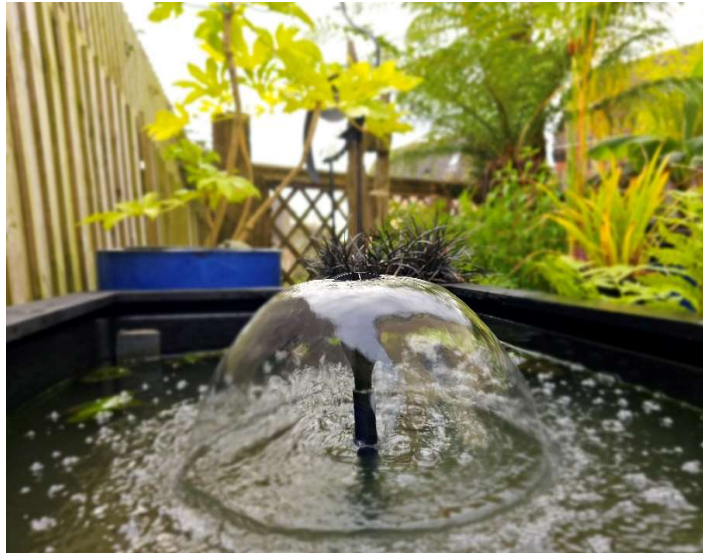
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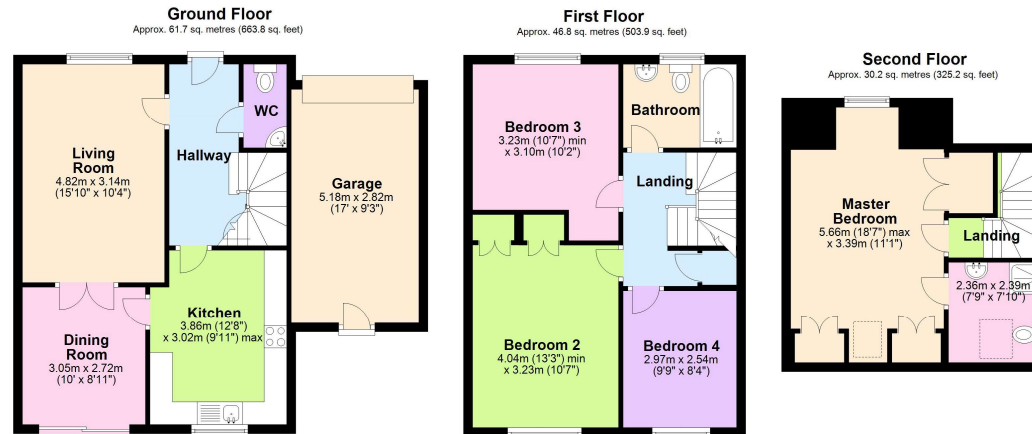
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Total area: approx. 138.7 sq. metres (1492.9 sq. feet)

BOND OXBOROUGH PHILLIPS  
Plan produced using PlanUp.

## Directions

From the office head down New Street to the crossroads and turn right onto the A386 towards Okehampton. At the bottom of the hill take the left hand fork on the A3124 towards Exeter. Remain on this road for 12.2 miles to Winkleigh passing the garage on your right hand side before turning right sign posted Broadwoodkelly and North Tawton. Elms Meadow is a short distance on your right hand side. Follow around to the right turning right at the mini round about where the property is found on the right hand side at the end of the cul de sac with for sale board 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.

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

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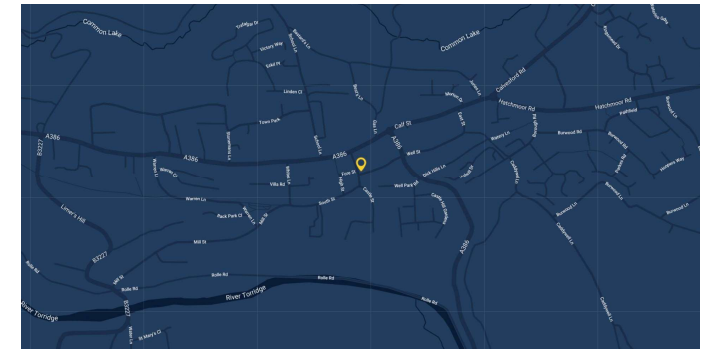
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If you are considering selling or letting your home,  
please contact us today on 01805 624 426 to  
speak with one of our expert team who will be able  
to provide you with a free valuation of your home.

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