



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

39 Elms Meadow

Winkleigh

EX19 8JU



BRITISH  
PROPERTY  
AWARDS

2023

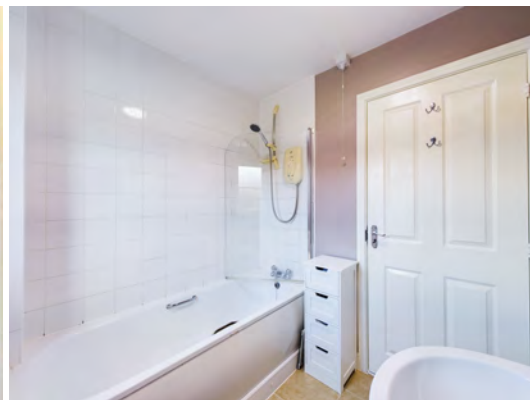


**GOLD WINNER**

ESTATE AGENT  
IN OKEHAMPTON



**Asking Price - £220,000**



Changing Lifestyles

01837 500600

# 39 Elms Meadow, Winkleigh, EX19 8JU.

An attractive semi-detached home, boasting three bedrooms, a contemporary theme throughout, plus dedicated parking, all within close proximity to the sought-after village centre...



- Modern Semi-Detached Home
- Offering Three Bedrooms
- Recently Modernised Kitchen
- Open Plan Living/Dining Room
- Low Maintenance Tiered Garden
- Dedicated Off-Road Parking
- Countryside Views
- Well-Presented Throughout
- Close to Local Amenities
- Popular Village Location
- Electric Storage Heating System
- Council Tax Band - B
- EPC - TBC



Welcome to 39 Elms Meadow, a well-presented property that is perfect first-time buyers and investors alike. This modern three-bedroom gem is nestled in the picturesque village of Winkleigh, offering countryside views and easy access to the local shops and public houses.

As you step inside, the newly modernised kitchen impressed you, boasting a sleek breakfast bar perfect for a quick bite to eat. The main room in the home is the spacious open plan living/dining room, providing the perfect setting for winding down in the evenings as well as seamless access to the first floor and the rear garden too!

Head on upstairs to discover two double bedrooms that are very equal in size, and allow for storage options too. The current owners have utilised the third bedroom as a useful dressing room that holds the potential to transform into a third bedroom/office if preferred. Completing this level is a well-appointed family bathroom.



The outdoor space of no.39 is split over two levels, with the upper level being artificially turfed but with enough room for a table and chairs, perfect for taking in the view, while the lower level is a decked area with a shed perfect for storing your bikes and more.

For added convenience, there's off-road parking with rear access, allowing you to come and go effortlessly. And let us not forget the seamless connection to the living room through patio doors.

# Changing Lifestyles

The property is situated in the heart of the village of Winkleigh, close to the village square. Winkleigh itself lies amidst rolling Devonshire countryside and offers a good range of facilities including village stores, Post Office, butcher, primary school, pre-school, two public houses, veterinary surgery, doctors surgery and village church.

There are a range of community activities for all ages based around the community centre, village hall and sports hall. The village also has good local transport services with daily buses to Exeter and Barnstaple and also a service to Okehampton.

The town of Okehampton is some 11 miles distant and situated on the northern fringes of the Dartmoor National Park. The town has an excellent range of shops and services, three supermarkets including a Waitrose, modern hospital, leisure centre and expanding sixth form college. From Winkleigh the town of Crediton is also easily accessible and the cathedral and University City of Exeter, with its M5 motorway, mainline rail and international air connections is within easy driving distance.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0



Floor 1

## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

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