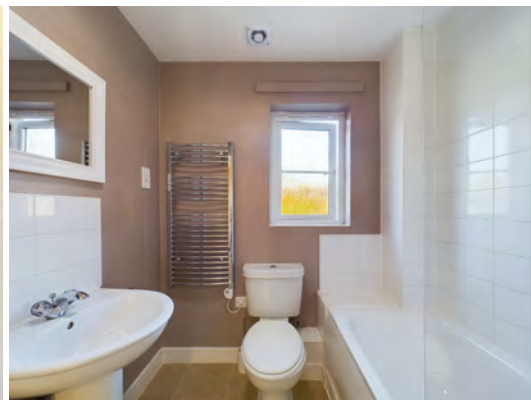


39 Elms Meadow  
Winkleigh  
EX19 8JU



**Asking Price - £185,000**



# 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 - D



Welcome to 39 Elms Meadow, a beautifully presented property that is ideal for first-time buyers and investors alike. This modern three-bedroom gem is situated in the heart of the charming village of Winkleigh, offering a serene blend of countryside living with convenient access to local amenities, including quaint shops and inviting public houses.

As you step inside, you're greeted by a thoughtfully modernised kitchen that radiates style and practicality. The sleek design features ample storage and a contemporary breakfast bar—perfect for enjoying your morning coffee or a quick snack. Flowing seamlessly from the kitchen is the main living/dining room. This spacious, open-plan area is the heart of the home, providing a warm and versatile space to relax, entertain, or simply unwind. Large patio doors bathe the room in natural light while connecting effortlessly to the rear garden.



Heading upstairs, you'll find two generously sized double bedrooms, both offering a balanced layout with excellent storage potential. These rooms cater to a range of needs, whether for restful nights or additional workspace. The third bedroom, currently used as a stylish dressing room, offers the flexibility to become a nursery, home office, or guest room—tailored to suit your lifestyle. Completing this floor is a well-appointed family bathroom with modern fittings and a tasteful design.

Step outside to discover the two-tiered outdoor space. The upper level features low-maintenance artificial turf, creating an inviting area for al fresco dining or relaxing with a view. Meanwhile, the lower decked area, complete with a practical storage shed, is ideal for housing bikes, garden tools, or outdoor games.

For added convenience, No. 39 benefits from off-road parking with rear access, ensuring ease of entry after a day's adventures. The patio doors leading to the garden offer a seamless indoor-outdoor flow, enhancing the home's sociable and inviting nature.

With its blend of modern design, countryside charm, and practical touches, 39 Elms Meadow is a home that truly caters to a range of buyers. Whether you're taking your first steps on the property ladder or looking to expand your portfolio, this delightful property is ready to welcome you.

# Changing Lifestyles

Winkleigh is a charming village located in North Devon, rich in history and nestled amidst picturesque countryside. Dating back to Saxon times, the village has retained much of its rural charm with a lovely village square, surrounded by traditional white cottages. With a population of around 1,400, Winkleigh maintains a close-knit community atmosphere, offering a range of local amenities including a village shop, a pub, and a primary school. The surrounding countryside offers plenty of opportunities for outdoor activities, such as hiking and cycling, with scenic routes that provide stunning views of the Devon landscape.

The village is also well-connected, with easy access to nearby towns like Barnstaple and Bideford, making it ideal for those seeking a peaceful, rural lifestyle without sacrificing convenience. In addition, Winkleigh hosts various cultural events, including the traditional "Burning the Ashen Faggot," reflecting the village's long-standing heritage. For those looking for a blend of history, community, and natural beauty, Winkleigh is an ideal place to call home.



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

Approximate total area<sup>(1)</sup>

754.32 ft<sup>2</sup>

70.08 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.