

Plot 5B  
Marshalls Mead  
Beaford  
Winkleigh  
Devon  
EX19 8LH

**Guide Price: £425,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

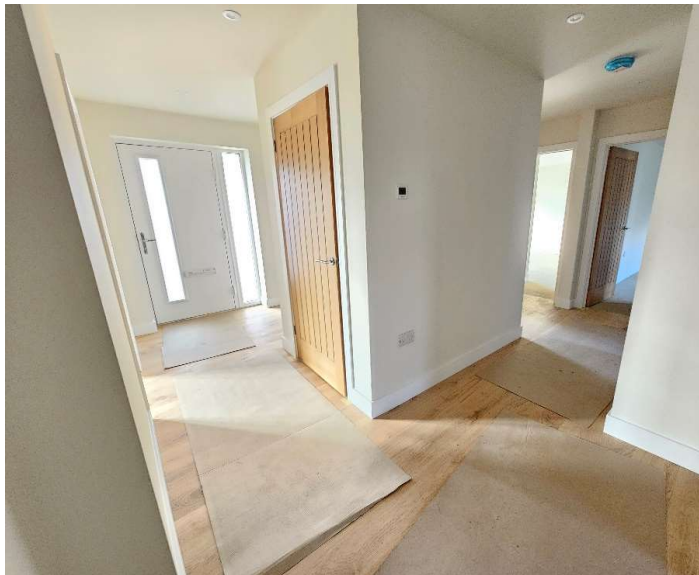


- BRAND NEW BUNGALOW
- DETACHED
- 3 BEDROOMS (ONE ENSUITE)
- GOOD SIZED PLOT
- KITCHEN/DINING ROOM
- UTILITY ROOM
- CUL-DE-SAC LOCATION
- SOUGHT AFTER VILLAGE
- ONLY ONE REMAINING
- EPC: TBC
- Council Tax Band: TBC



**New home and character are not always associated together, although when they do co-exist, the best of both worlds is never far away. We have sold homes with this particular, local developer before and they have all exceeded expectation. They are built traditionally with block and render and are large with balanced accommodation and lots of space between. Most importantly they are not just attractive – they have character - inside and out.**

**The Cul-De-Sac has been developed carefully over a couple of years and contains a really balanced blend of houses and bungalows.**



**The bungalow has three double bedrooms, is detached and has a more than generous plot. There is an ensuite shower room to the master bedroom as well as a main bathroom both of which are finished beautifully and to a very high specification and standard. The kitchen / diner is a sociable space as well as practical and provides a wonderful space for families to converse as well as a place to entertain friends and family alike. They are high specification and finished with all the mod cons. There is always a consideration for the user of these spaces and to enhance the great in Kitchen/Dining – there is a utility room for the noisier appliances to be situated. There is a generous and sensible living room and a practical larger than average and usable garage. Generous parking is given too on the large block paved driveway.**



**Location is often key when considering a move. Beaford is only a short drive to the closest town of Great Torrington, between which you will find RHS Gardens Rosemoor, a beautiful place to visit all year round. Great Torrington itself will cater for most of your shopping needs, this historic cavalier town is surrounded by 365 acres of countryside allowing for miles of scenic walks with access to the locally renowned Tarka trail, a footpath / cycle way mainly built on the bed of a disused railway where the gradients are gentle. It winds its way following the course of the river Torridge as far North as Ilfracombe or going inland South towards Meeth.**

**The Globe Inn in the village is locally renowned for good food and even better, locally and regionally sourced real ales. The pub was even voted CAMRA North Devon pub of the year in 2020.**

**All in all this beautiful home has a lot to offer but ticking boxes aside, it is in my experience that the feel of the home is what will make you buy it. Only by visiting the bungalow 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.**

**Agents note: The room sizes may vary to the finished article slightly.**

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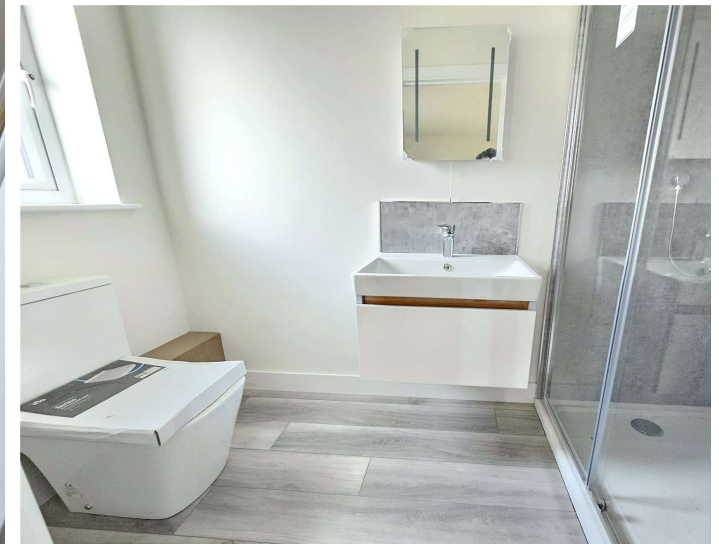


**Heating: Is powered by an air source heat pump feeding a wet underfloor system.**

**Mains water - Mains electric (with provision added for solar panels) - Mains drainage - Wired for landline telephone.**

**Broadband coverage: Superfast, available up to 80mbps (information taken from Ofcom checker).**

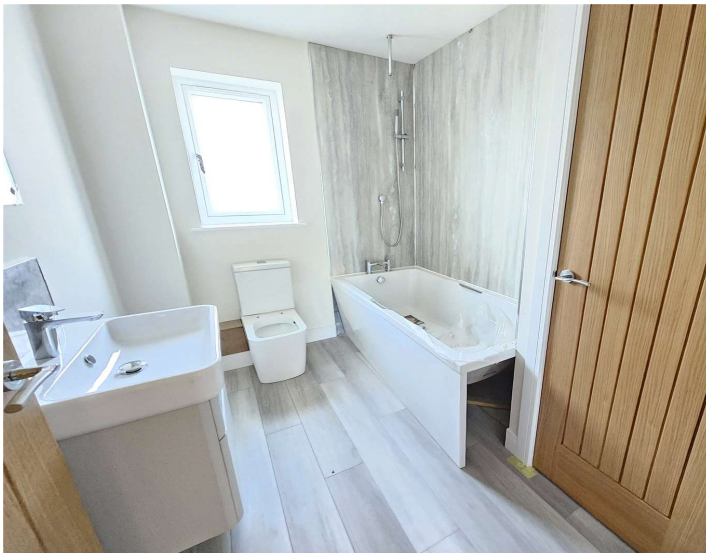
**Mobile phone coverage: Available onsite with multiple providers (information taken from Ofcom checker).**



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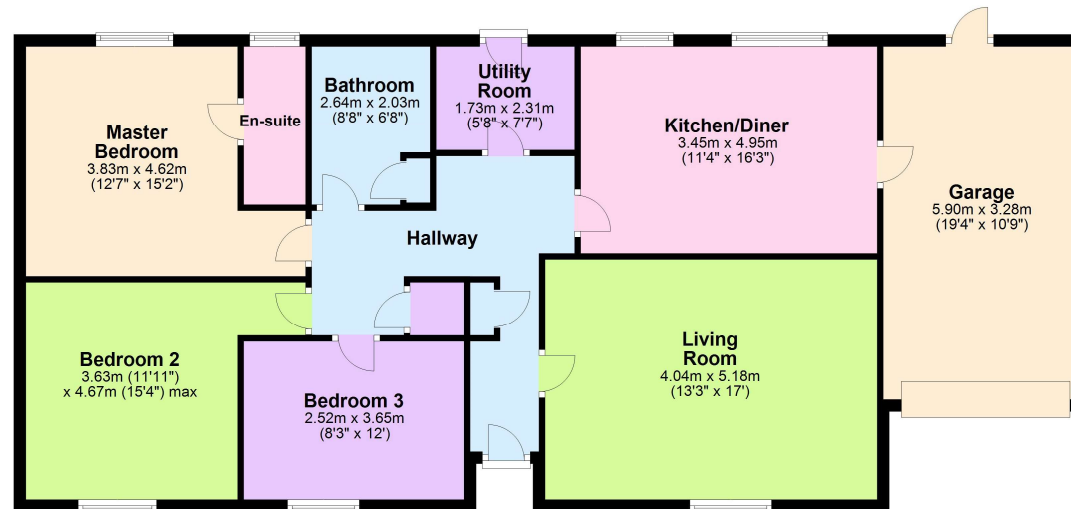
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**Ground Floor**

Approx. 125.5 sq. metres (1350.8 sq. feet)



Total area: approx. 125.5 sq. metres (1350.8 sq. feet)

BOND OXBOROUGH PHILLIPS  
Plan produced using PlanUp.

## Directions

From Torrington proceed in a southerly direction on the A386 signposted Hatherleigh/Okehampton, and after approximately a 1/3rd of a mile and at the bottom of the hill, turn left onto the A3124 signposted Winkleigh/Exeter. Stay on this road for approximately 4.5 miles and upon entering Beaford Village with the Globe Inn on your left, then take the road turning into Green Lane, continue up to the top where the road bears to the right and indicating left continue straight on taking the next turning left into Marshalls Mead. Follow the road to the end, where the bungalow can be found as the last on your left hand side.

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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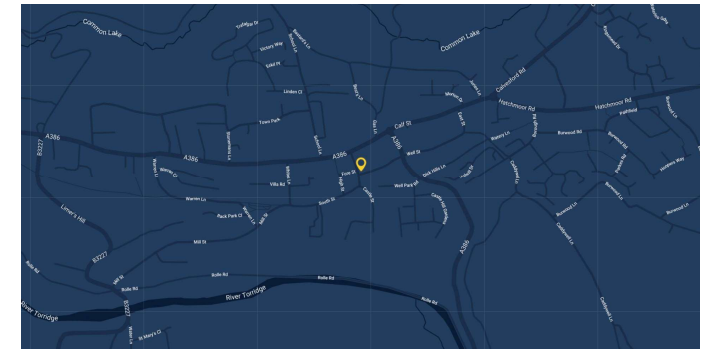
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