



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

28 Orchard Gate  
Dolton  
Winkleigh  
Devon  
EX19 8QZ

**Guide Price: £250,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

## 28 Orchard Gate, Dolton, Winkleigh, Devon, EX19 8QZ

- Village location
- Modern yet characterful
- Two bedrooms
- Conservatory
- Wet room
- Modern kitchen
- Enclosed garden
- EPC: TBC
- Council Tax Band: C

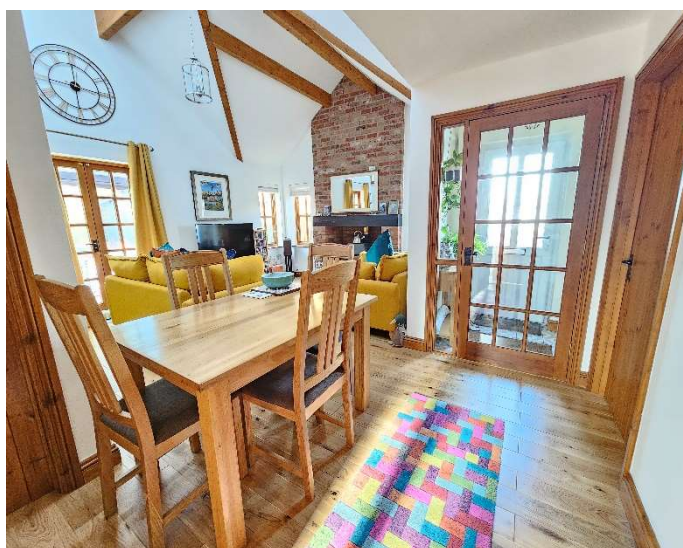


**We are delighted to present this charming and well-maintained detached bungalow located in a peaceful village setting. Boasting a bright and modern interior, this delightful property offers a comfortable and inviting atmosphere that instantly feels like home.**

**The bungalow comprises two generously sized bedrooms, providing ample space for a couple or those looking for a home office. The open-plan living area is stylishly designed, creating a seamless flow between the living room, dining area, and the rest of the accommodation. The well-equipped kitchen boasts modern appliances and plenty of storage space.**

**Outside, the property benefits from a lovely garden, perfect for enjoying those warm summer days or entertaining guests. Resident parking is available, providing convenience and peace of mind.**

**Situated in a sought-after village location, this bungalow offers a tranquil lifestyle while still being within easy reach of local amenities and transport links. With its comfortable and homely ambiance, this property is sure to attract those looking for a peaceful retreat. Don't miss out on the opportunity to make this charming bungalow your new home.**



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## Changing Lifestyles

*The vendor informs us that the property is constructed of timber frame on a brick base under a slate roof. Your surveyor or conveyancer may be able to clarify further following their investigations.*

*The bungalow is built in a court of similar properties with a shared frontage which in turn leads to the individual driveways for each home.*

*The property is serviced by oil fired heating as well as a log burning stove. There are 16 solar panels with a fit of 31/kwh as well as mains electric, water and drainage.*

*Broadband: Superfast available. The vendor informs us that he currently receives 72.5mbps download speed. (See Ofcom checker for further information)*

*Mobile telephone: Available onsite (see Ofcom checker for further information)*



### 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

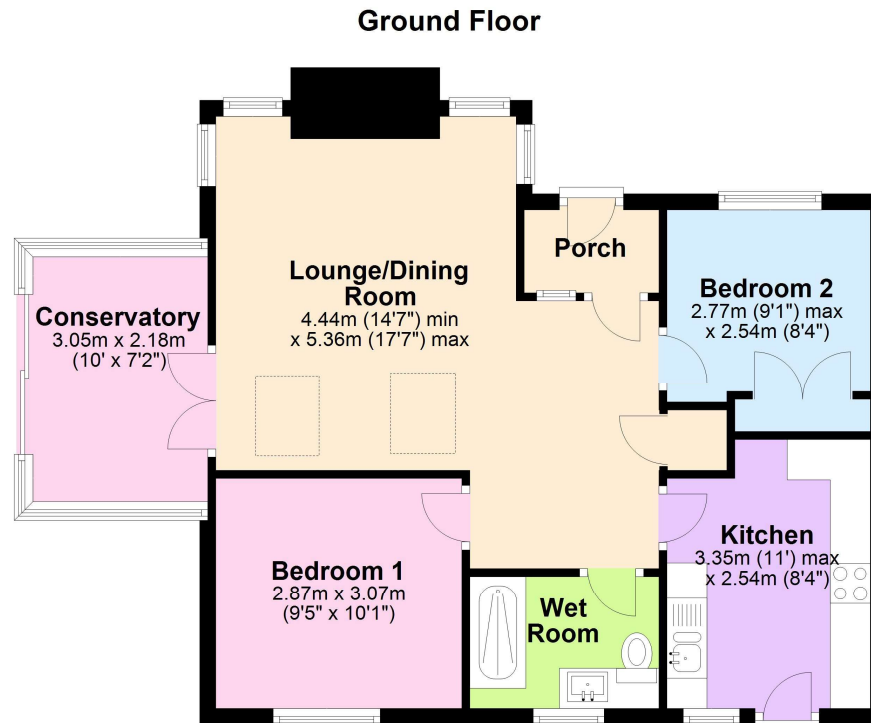
**01805 624 426**

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



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BOND OXBOROUGH PHILLIPS  
Plan produced using PlanUp.

## Directions

From Torrington proceed in a Southerly direction on the A386 signposted Hatherleigh/Okehampton and upon the leaving the town at the bottom of the hill turn left onto the A3124 signposted Winkleigh/Exeter, stay on this road passing through the village of Beaford whereupon reaching Dolton Beacon garage on your left hand side take the right hand turning signposted Dolton. Proceed into the village taking the first left hand turning into Barfield Road and continue down the hill taking the first left into Orchard Gate. Follow the road to where the property is located on the right hand side 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.