

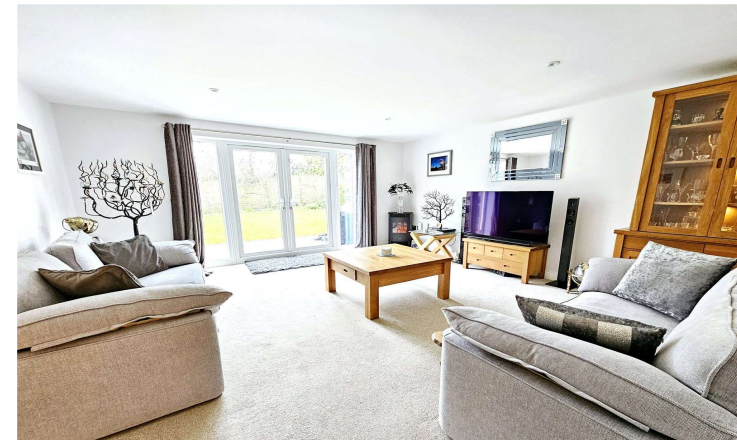


Bond
Oxborough
Phillips

Changing Lifestyles

7 Sealey Court
Roborough
Winkleigh
Devon
EX19 8AJ

Offers in excess of: £550,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com



- Detached family home
- 5.46 kw solar system with batteries
- Four bedrooms
- Two ensuite shower rooms
- Large family kitchen with bi-fold doors
- Well-proportioned living room
- Home office
- Driveway and garage
- EPC: TBC
- Council Tax Band: E



Located in the charming North Devon farming village of Roborough is this modern detached home that offers the perfect blend of style and comfort. Boasting four bedrooms, two with ensuite shower rooms as well as a family bathroom, this property is ideal for families or those seeking extra space. The house exudes a sense of luxury with its bright and inviting interior, creating a cosy and homely atmosphere. With its modern amenities and sophisticated design, this property is sure to impress even the most discerning buyer.



I am completely undecided as to whether I love this home because of its stunning village setting, it's pretty and appealing looks, the practicality of family living that it offers or the feeling one gets as you sit on the sun terrace beyond the bi-fold doors realising that you have made that Devon dream become reality.

This small village community is a welcoming place to live and is where the popular New Inn public house can be found as well as super recreational facility for the little ones and a tennis court for the more sporty amongst you.

Changing Lifestyles

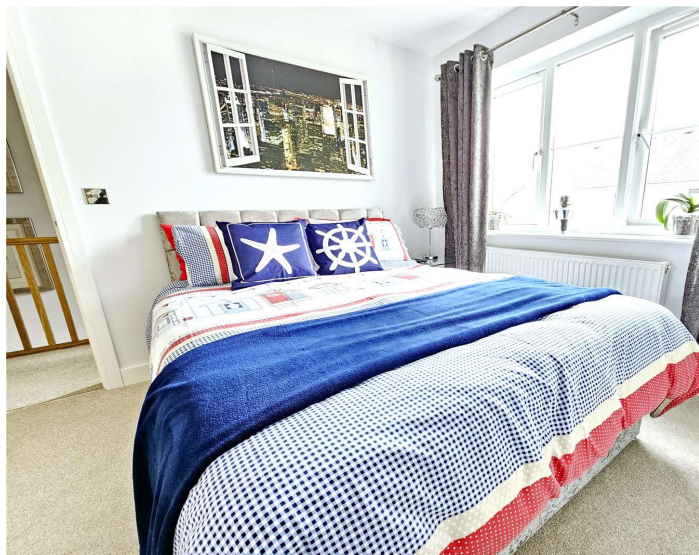
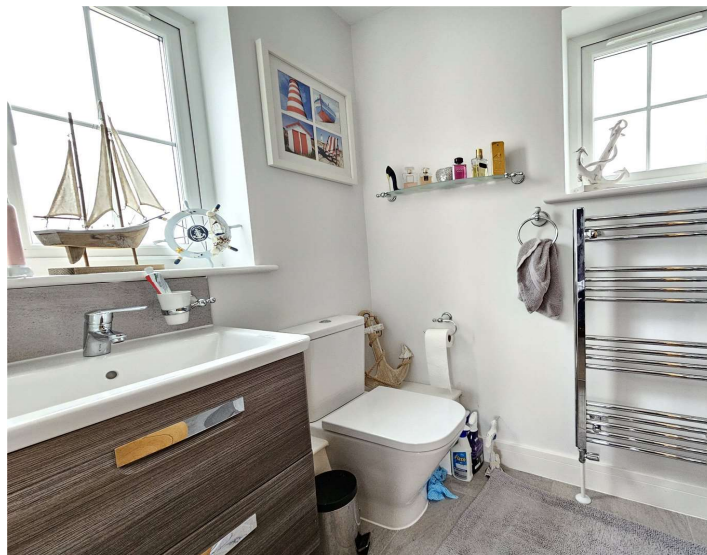


Within a nine mile drive you can find yourself on the Tarka trail, a footpath/cycle way mainly built on the bed of a disused railway where all the gradients are gentle. It winds its way through some stunning woodland along the course of the River Torridge past Beam Weir, where Henry Williamson's Tarka the Otter was born, from which the trail gains its name. It continues past Bideford and along the coast to Barnstaple where it splits and one leg turns inland again following the portion of the railway which is still in use the other continues on the bed of the disused railway and onto Ilfracombe. Both Dartmoor and Exmoor national parks are within an hour's drive away. The closest coastline is only a 15 mile drive and is very popular with surfers and body borders 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.





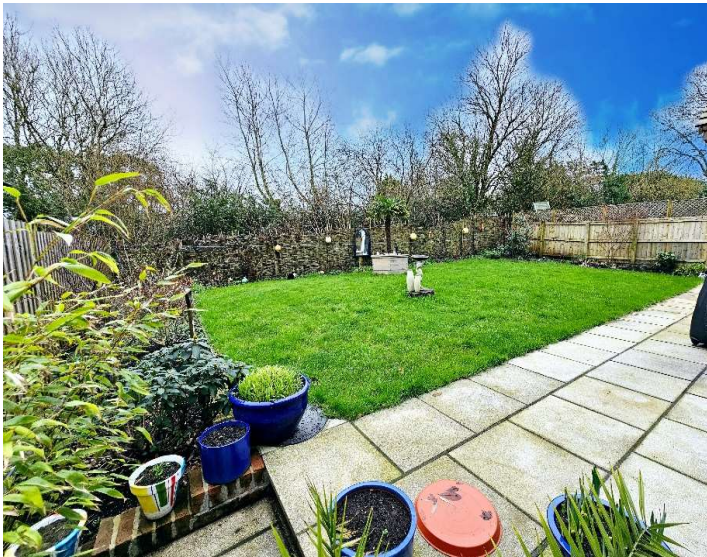


THE VENDOR INFORMS US THAT THE PROPERTY IS OF A BLOCK, BRICK AND RENDER CONSTRUCTION UNDER A SLATE ROOF. YOUR SURVEYOR OR CONVEYANCER MAYBE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY AN AIR SOURCE HEAT PUMP WHICH IS SUPPORTED BY A 5.46KW SOLAR SYSTEM COMPLETE WITH AN INVERTER AND TWO BATTERIES WITH A COMBINED STORAGE CAPACITY OF 5.76KW. FURTHER SERVICES INCLUDE MAINS ELECTRIC, WATER AND DRAINAGE. THE LATTER IS ASSISTED BY A PUMPING STATION, THE MAINTENANCE OF WHICH WILL BE FUNDED BY THE RESIDENTS OF THE CLOSE IN A MAINTENANCE AGREEMENT OF £200 PER ANNUM. PLEASE NOTE THAT THE MANAGEMENT COMPANY IS YET TO BE SET UP TO FACILITATE THIS.

BROADBAND: STANDARD LANDLINE INTERNET AVAILABLE UP TO 3MBPS (INFORMATION TAKEN FROM THE OFCOM CHECKER) FASTER INTERNET IS AVAILABLE THROUGH AIR BAND INTERNET. THE VENDOR INFORMS US THAT THEY ARE CURRENTLY GETTING A DOWNLOAD SPEED OF 33.5MBPS AND AN UPLOAD SPEED OF 9.93MBPS. CHECK WITH THE PROVIDER FOR FURTHER INFORMATION.

MOBILE PHONE: COVERAGE AVAILABLE BOTH INSIDE AND OUT DEPENDENT UPON PROVIDER. (SEE OFCOM CHECKER FOR FURTHER INFORMATION)

7 Sealey Court, Roborough, Winkleigh, Devon, EX19 8AJ



Changing Lifestyles

01805 624 426
torrington@bopproperty.com



BOND OXBOROUGH PHILLIPS
Plan produced using PlanUp.

Directions

From Torrington follow the B3227 towards South Molton and through the village of High Bullen, continue on the road passing the Cranford Inn, shortly after at the crossroads take the right hand turning signposted Sherwood Green, follow this road around to the right and continue until reaching Ebberley Cross and take the right hand turning signed for Roborough. Continue along this road and at the T junction turn right and immediately left and continue down into the village of Roborough. Upon entering the village of Roborough, take the first left into Sealey Court, following the road around to the left to where the property is located on the right 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.

7 Sealey Court, Roborough, Winkleigh, Devon, EX19 8AJ

Changing Lifestyles

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

2 Well Street
Torrington
Devon

EX38 8EP

Tel: 01805 624 426

Email: torrington@boproperty.com

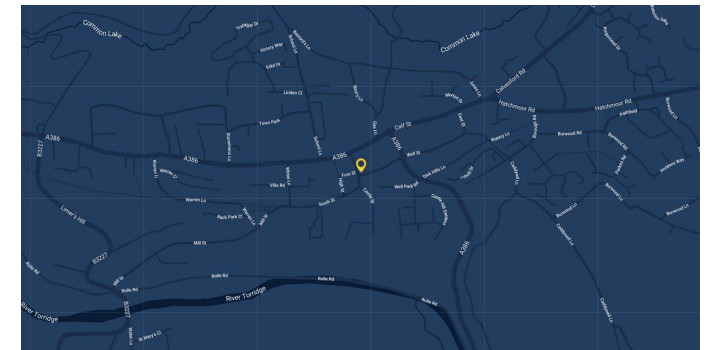
Have a property to sell or let?

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 a free conveyancing
quote and mortgage advice.



Changing Lifestyles

01805 624 426
torrington@boproperty.com