



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Meadow View  
18 Marshalls Mead  
Beaford  
Winkleigh  
Devon  
EX19 8LH

**Asking Price: £500,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

# Meadow View, 18 Marshalls Mead, Beaford, Winkleigh, Devon, EX19 8LH



- Detached family home
- Far reaching views
- Upgraded kitchen
- Five bedrooms
- Three reception rooms
- Two ensuites
- Ample parking and garage
- EPC: C
- Council Tax Band: E



**A smashing example of a modern day family home with all the benefits you have come to expect from such a home and with the addition of a super edge of village location and fantastic countryside views.**

**The house itself is very well appointed and much improved by the current owners during their ownership. The adaptation of one of the garages to a home office is a real point of note, especially given the current climate allowing you to comfortably work from home. All that being said the most important thing is to be able to relax at home and Meadow View, as the name suggests is the ideal place for you to do that. The living room in particular is a lovely space with floods of natural light in the summer through the dual aspect windows and a cosy place to relax in the winter in front of a roaring fire. Another favourite space of mine is the family kitchen which has also enjoyed a recent upgrade boasting integrated appliances, granite worktops and a handy breakfast bar.**



**Upstairs is as equally impressive as the ground floor. Both the master and second bedrooms boast ensuite shower rooms the latter of which enjoys some pretty special views across the adjoining countryside. Three further bedrooms and a family bathroom complete the tour.**



Outside is where you will really want to be, enjoying that view. The rear patio is west facing allowing you to enjoy the best of the afternoon sunshine whilst sipping a glass of your favourite tipple. There is a large lawn area which extends around to the side of the property as well as a pretty shingled area with ornamental pond. Meadow View is the ideal home to get away from it all so don't delay in booking your viewing tour.

THE VENDOR INFORMS US THAT THE PROPERTY IS OF BRICK, BLOCK AND RENDER CONSTRUCTION UNDER A TILED ROOF. YOUR SURVEYOR OR CONVEYANCER MAYBE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY OIL FIRED CENTRAL AND WATER HEATING. THERE IS ALSO A SOLID FUEL BURNING STOVE LOCATED IN THE LIVING ROOM. MAINS ELECTRIC, WATER AND DRAINAGE ARE CONNECTED.

BROADBAND: SUPERFAST SPEEDS ARE AVAILABLE UP TO 80MBPS (INFORMATION TAKEN FROM THE OFCOM CHECKER)

MOBILE PHONE: COVERAGE AVAILABLE ONSITE. (SEE OFCOM CHAECKER FOR FURTHER INFORMATION)



Meadow View, 18 Marshalls Mead, Beaford, Winkleigh, Devon, EX19 8LH



Changing Lifestyles

01805 624 426  
torrington@bopproperty.com

Meadow View, 18 Marshalls Mead, Beaford, Winkleigh, Devon, EX19 8LH



Changing Lifestyles

01805 624 426  
torrington@bopproperty.com



BOND OXBOROUGH PHILLIPS  
Plan produced using PlanIt.

## 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. Meadow View can be found at the end of the cul-de-sac on the right hand side with a for sale sign 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.

Meadow View, 18 Marshalls Mead, Beaford, Winkleigh, Devon, EX19 8LH

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](mailto:torrington@boproperty.com)

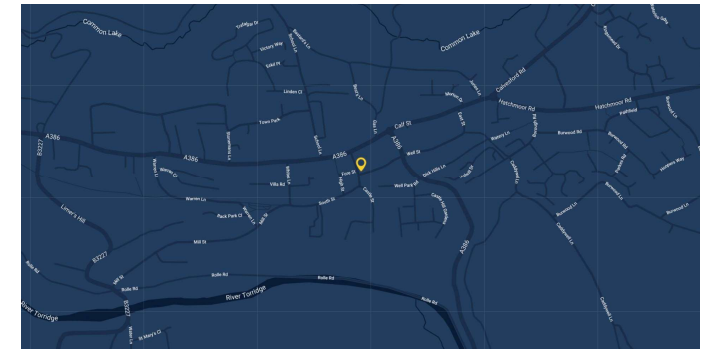
## Have a property to sell or let?

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](mailto:torrington@boproperty.com)