



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Small Acre  
West Lane  
Dolton  
Winkleigh  
Devon  
EX19 8QU

**Offers in excess of: £325,000 Freehold**



Changing Lifestyles

01805 624 426  
[torrington@boproperty.com](mailto:torrington@boproperty.com)

Small Acre, West Lane, Dolton, Winkleigh, Devon, EX19 8QU



- No onward Chain
- Detached bungalow
- Three bedrooms
- Wet room
- Conservatory
- Large driveway
- Detached garage
- EPC: F
- Council Tax Band: TBC



Nestled in the heart of the picturesque North Devon village of Dolton, this modern detached bungalow offers a perfect blend of style and comfort. Boasting three bedrooms its ideal for families or those seeking a peaceful retreat to get away from it all. The bungalow features a bright and spacious interior, creating a welcoming and homely atmosphere. The property is well-maintained and clean, providing a comfortable living space for residents. A charming garden provides views over adjoining horse paddocks whereas the front gives you ample parking/garage space. Outdoor enthusiasts will appreciate the tranquillity and stunning views this property has to offer. Located in a quiet neighbourhood, this bungalow provides a peaceful setting while still being conveniently accessible to local amenities. After only a very short walk you find yourself in the heart of the village where the local shop and two public houses can be found as well as a local butcher.



There are many excellent walks in and around the neighbouring parishes of Dolton and Dowland, with the beautiful woodland and riverside walks of Halsden Nature Reserve right on your doorstep. Just a short distance away is the Tarka Trail cycle route, part of the National Cycle Network route 27, the Devon coast to coast. Join the route at Meeth or Petrockstowe and you can remain on traffic free cycle paths all the way to Bideford, Instow, Braunton and beyond.

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## Changing Lifestyles



Barnstaple and Bideford are around half an hour away by car and the beautiful beaches and stunning coastline a mere forty minutes, very popular with surfers, dog walkers and body boarders alike. Dartmoor and Exmoor National Parks under an hour away, it's clear to see why North Devon is so popular.

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 lovely 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.



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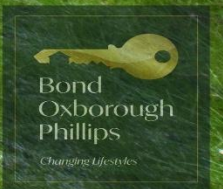
*THE VENDOR INFORMS US THAT THE PROPERTY IS OF BRICK, BLOCK AND RENDER CONSTRUCTION UNDER A TILED ROOF. YOUR SURVEYOR OR CONVEYANCER MAYBE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY LPG FIRED CENTRAL AND WATER HEATING AS WELL AS HAVING A SEPARATE IMMERSION HEATER. 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 MAINLY OUTSIDE THE BUNGALOW. (SEE OFCOM CHECKER FOR FURTHER INFORMATION)*



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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 third right turn into Fore Street. Continue towards the Royal Oak public house bearing right and then left into West Lane. Continue on the lane where the bungalow will be found after a short distance on your 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.

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# 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@bopproperty.com](mailto:torrington@bopproperty.com)

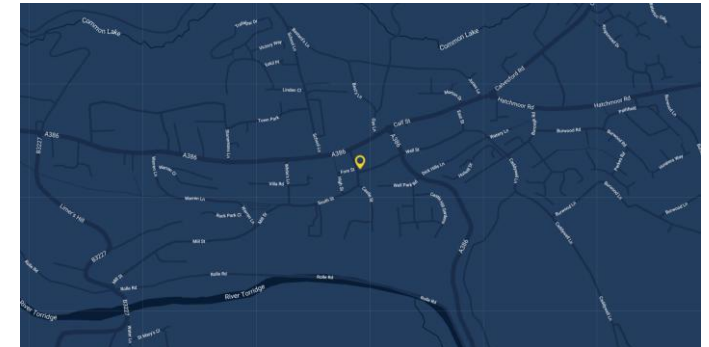
## Have a property to sell or let?

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.



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