



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Silverdale  
Castle Street  
Winkleigh  
Devon  
EX19 8HU

**Offers in excess of: £425,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com



- Detached bungalow
- Four bedrooms
- Central village location
- Re-fitted kitchen
- Recently re-wired
- Large South facing garden
- Long driveway and garage
- EPC: D
- Council Tax Band: D



Nestled in a picturesque village is this modern detached bungalow, it's a charming home offering the perfect blend of convenience and comfort. Boasting four bedrooms, this property exudes a peaceful and inviting atmosphere that is sure to make you feel right at home. The spacious and well-lit interior is tastefully decorated, creating a bright and sophisticated living space that is both cosy and stylish. The property features a beautifully maintained garden and ample parking as well as a garage, adding to its appeal. With easy access to local amenities and transport links, this property is ideal for those seeking a peaceful retreat within reach of urban conveniences. Don't miss the opportunity to make this wonderful property your own and experience the joys of village living in contemporary style.



The Bungalow is situated in the heart of the village of Winkleigh, close to the village square. Winkleigh itself lies amidst rolling Devonshire countryside and offers a good range of facilities including village stores, Post Office, butcher, primary school, pre-school, two public houses, veterinary surgery, doctors surgery and village church.

There are a range of community activities for all ages based around the community centre, village hall and sports hall. The village also has good local transport services with daily buses to Exeter and Barnstaple and also a service to Okehampton.

Set back off street you feel a real sense of privacy yet can also watch the world go by from the large South facing front garden should you prefer. There is also a further garden to the rear of the bungalow, enough space to sit and enjoy the best of the Devon sunshine.



THE VENDOR INFORMS US THAT THE PROPERTY IS OF BLOCK AND RENDER CONSTRUCTION UNDER A TILED ROOF. YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED OIL FIRED CENTRAL HEATING. OTHER FORMS OF HEATING INCLUDE A MULTI FUEL BURNING STOVE IN THE SITTING ROOM. MAINS ELECTRIC AND WATER ARE CONNECTED AS WELL AS MAINS DRAINAGE.

BROADBAND: SUPER FAST SPEEDS AVAILABLE UP TO 80 MBPS. (INFORMATION TAKEN FROM OFCOM CHECKER)

MOBILE PHONE: COVERAGE IS LIMITED. (SEE OFCOM CHECKER FOR FURTHER INFORMATION)



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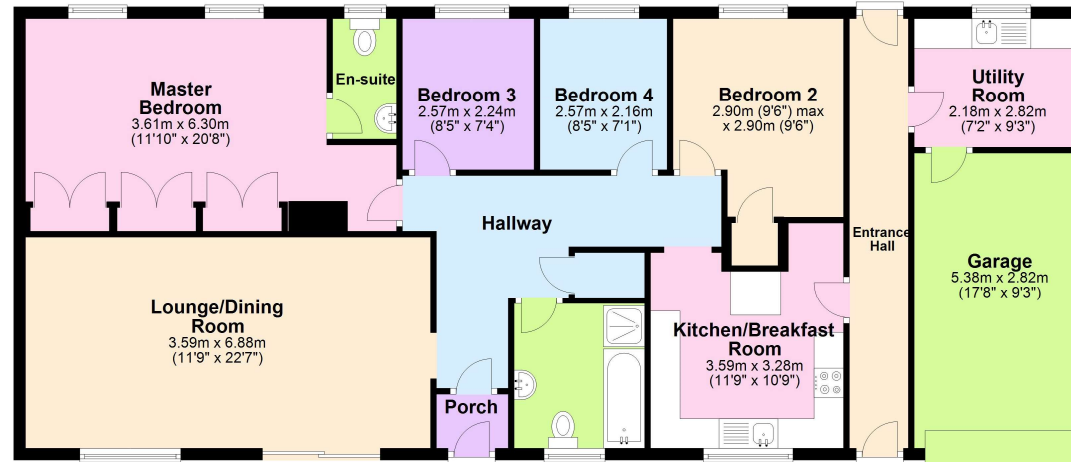


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Ground Floor



BOND OXBOROUGH PHILLIPS  
Plan produced using PlanUp.

## Directions

From the office head down New Street to the crossroads and turn right onto the A386 towards Okehampton. At the bottom of the hill take the left hand fork on the A3124 towards Exeter. Remain on this road for approximately 10 miles past the airfield turning right at the cafe on the corner. After a short distance where the road forks, bear left by a thatched cottage onto Barnstaple Street. At the end of the road with the post office directly opposite, turn right onto Castle Street where the bungalow can be found on your right hand side opposite the chapel.

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 to be negotiated. 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.

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

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## 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 &  
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quote and mortgage advice.

