



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

10 Park Place  
Eggesford Road  
Winkleigh  
Devon  
EX19 8JN

**Asking Price: £350,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

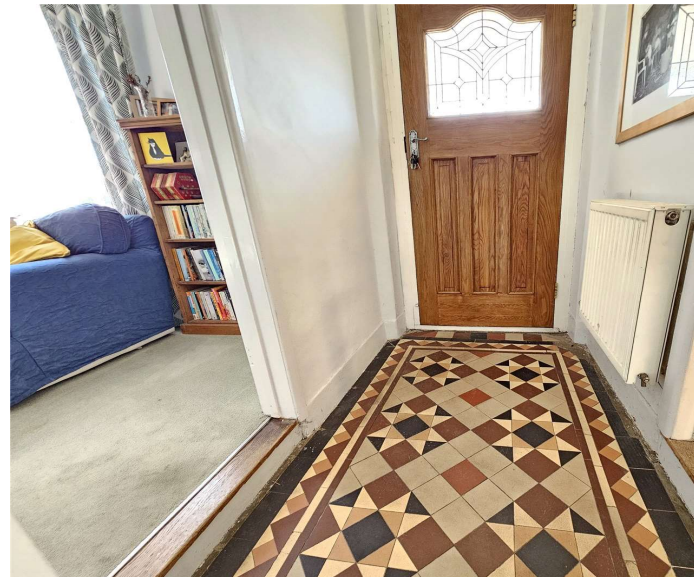


- Lovely period cottage
- Three / four bedrooms
- Large master suite with dressing and shower room as well as a family bathroom
- Separate down stairs shower room
- Farmhouse style kitchen
- Distant views of Dartmoor
- Garage
- Enclosed garden with an open aspect
- EPC: E
- Council Tax Band: C



Set within a picturesque village setting, this charming end of terraced house offers a perfect blend of comfort and style. Boasting three well-appointed bedrooms, this property is ideal for families or individuals looking for a cosy and inviting home. The interior is bright and well lit, creating a warm and homely atmosphere throughout. The property has been meticulously maintained and is in excellent condition, ensuring a hassle-free move-in experience for its new owners. Just wait until you see the large master bedroom with vaulted ceiling, dressing room and ensuite shower room, it really is a wow space!

Outside, a lovely garden provides a tranquil space for relaxing or entertaining, while a convenient garage space adds to the practicality of this home. With its desirable location and attractive features, this property is sure to appeal to those seeking a comfortable and stylish living environment in a thriving village community. Don't miss out on the opportunity to make this charming house your new home.



Nestled in the heart of Devon, between Exmoor and Dartmoor, the village of Winkleigh is home to less than 1500 people. The village has a long history, mentioned in the Domesday Book in 1086 and has braved many hardships, including the Black Death in the 14th Century. The village has been seen as one of the most sustainable in the country, being voted the best place to raise a family in 2011 due to its abundance of village services and green spaces. It currently boasts two pubs, a butchers, a general store, a doctor's surgery and a veterinary clinic, as well as a village hall and sports centre.

## Changing Lifestyles



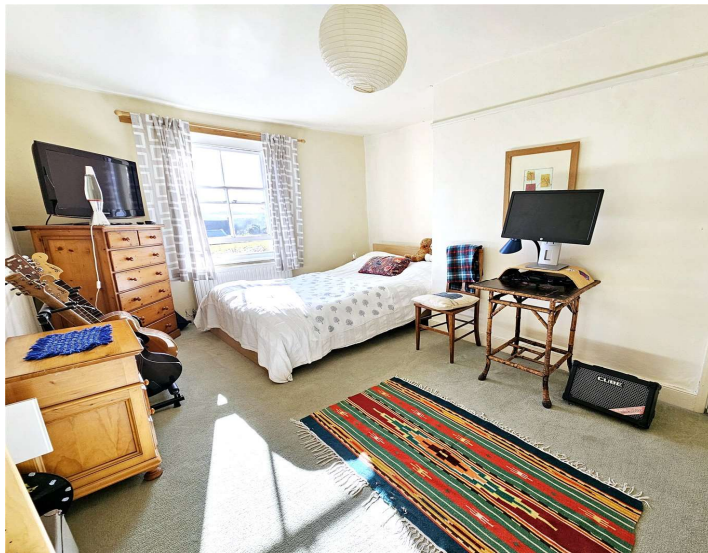
For those that enjoy outdoor pursuits Winkleigh is only 27 miles to the heart of Dartmoor with an abundance of stunning scenery to explore. The closest coastline is only 23 miles away and is a real mecca for surfers, body boarders and dog walkers alike. Only a short distance away are some lovely walks in Winkleigh Woods, a peaceful environment to enjoy, why not take a picnic with you and make a day of it?

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.





10 Park Place, Eggesford Road, Winkleigh, Devon, EX19 8JN



THE VENDOR INFORMS US THAT THE PROPERTY IS OF BLOCK, STONE, AND COB CONSTRUCTION UNDER A SLATE ROOF. YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY OIL FIRED CENTRAL HEATING. OTHER FORMS OF HEATING INCLUDE A LOG BURNING STOVE. MAINS ELECTRIC, WATER AND DRAINAGE ARE CONNECTED.

BROADBAND: SUPERFAST SPEEDS AVAILABLE UP TO 49 MBPS. (INFORMATION TAKEN FROM OFCOM CHECKER).

MOBILE PHONE: COVERAGE IS LIMITED INDOORS AND LIKELY OUTDOORS ACCORDING TO THE OFCOM CHECKER HOWEVER THE OWNERS DON'T EXPERIENCE ANY ISSUES WITH USAGE ESPECIALLY WHEN USING WI-FI

THE DRIVEWAY IS A SINGLE VEHICLES WIDTH, SHARED WITH NEXT DOOR

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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 12.2 miles to Winkleigh passing the garage on your right hand side before turning left onto Eggesford Road, sign posted Wembworthy / Eggesford. Follow the road for a short distance past a row of cottages where the property is located on the left 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...

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Torrington  
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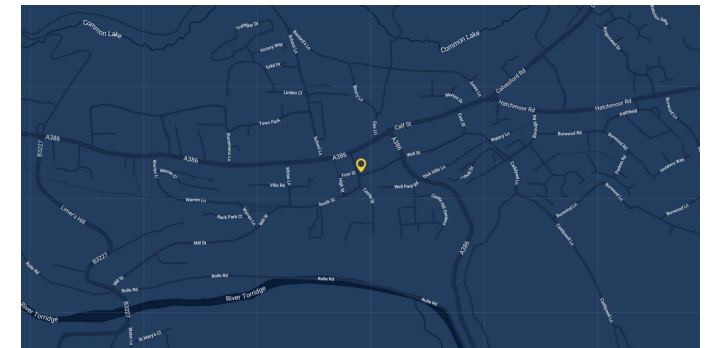
Have a property to sell or let?

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.

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quote and mortgage advice.



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