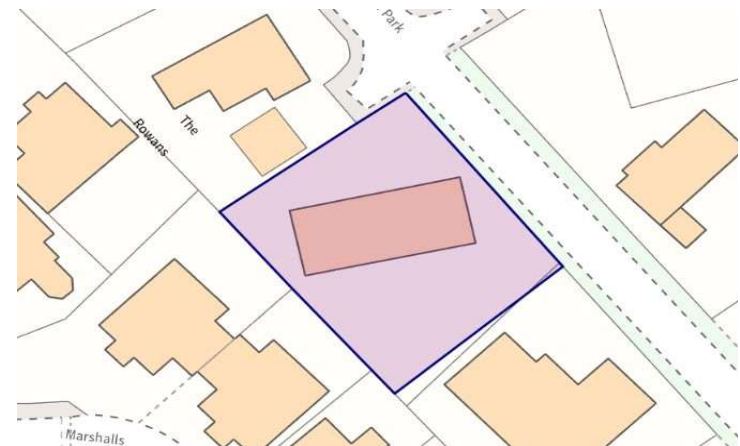


Elmroyd  
Rye Park  
Beaford  
Winkleigh  
Devon  
EX19 8LY

**Offers in excess of: £350,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com



- Large detached bungalow
- Corner position with generous gardens
- Master bedroom with ensuite bathroom
- Well-proportioned accommodation
- Family bathroom
- Gated driveway
- Larger than average garage
- EPC: E
- Council Tax Band: D



**Large and modern, this charming detached bungalow is located in a picturesque village setting. Boasting three double bedrooms (master with ensuite), this property offers a perfect blend of comfort and convenience. The spacious and bright interior is complemented by homely touches, creating an inviting atmosphere throughout. The well-maintained wrap around garden provides a peaceful and secure outdoor space, ideal for relaxation or entertaining. It really is a super space, private too, what's not to like?**

**Benefitting from a gated driveway and large garage providing plenty of parking adding to the properties convenience as well as being located within easy reach of local amenities, schools, and transport links. Perfect for those seeking a quiet and peaceful lifestyle, this home is sure to impress even the most discerning buyer. Don't miss the opportunity to make this cosy and welcoming bungalow your own slice of paradise in the heart of the village. Contact us today to arrange a viewing.**



**Location is often key when considering a move, the ability to enjoy long countryside walks from your front door is a real bonus as well as only having a short stroll to the local shop and public house. The Globe Inn is locally renowned for good food and even better, locally and regionally sourced real ales. The pub was even voted CAMRA North Devon pub of the year in 2020.**



Beaford is only a short drive to the closest town of Great Torrington, between which you will find RHS Garden Rosemoor, a beautiful place to visit all year round. Great Torrington itself will cater for most of your shopping needs, this historic cavalier town is surrounded by 365 acres of countryside allowing for miles of scenic walks with access to the locally renowned Tarka trail, a footpath / cycle way mainly built on the bed of a disused railway where the gradients are gentle. It winds its way following the course of the river Torridge as far North as Ilfracombe or going inland South towards Meeth.

*THE VENDOR INFORMS US THAT THE PROPERTY IS OF 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. 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 CHECKER FOR FURTHER INFORMATION)*



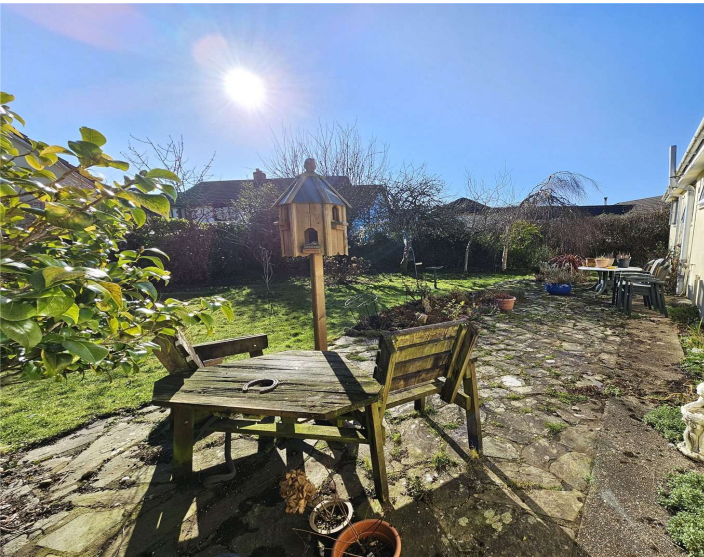
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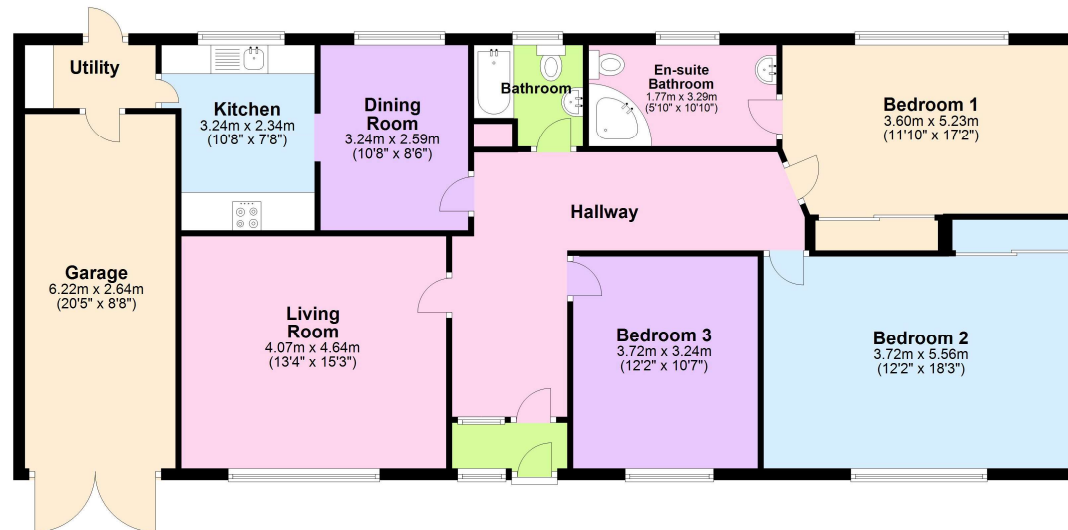


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Ground Floor



BOND OXBOROUGH PHILLIPS  
Plan produced using PlanUp.

## Directions

From Torrington proceed in a Southerly direction on the A386 signposted Hatherleigh/Okehampton and upon leaving the town at the bottom of the hill turn left onto the A3124 signposted Winkleigh/Exeter, stay on this road and upon reaching Beaford village take the right hand turn into Green Lane just before the school, taking the second left turning into Rye Park Close where the property will be found after a short distance on your right hand side with name plate 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.

Elmroyd, Rye Park, Beaford, Winkleigh, Devon, EX19 8LY

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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@boproperty.com](mailto:torrington@boproperty.com)

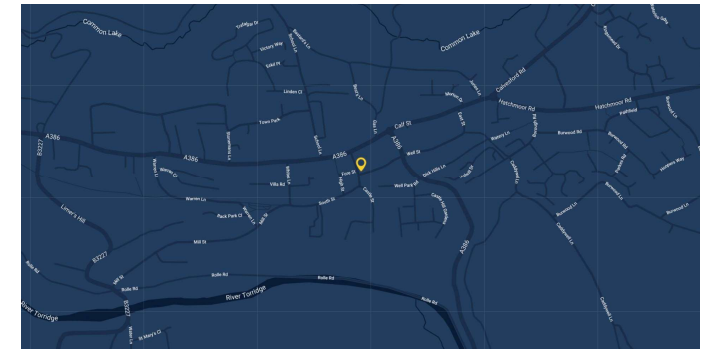
## Have a property to sell or let?

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.



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