



15 Westcots Drive



Exeter 22 miles, Okehampton 11 miles,
A30 11 miles

An attractive two bedroom semi detached house with garden and off road parking.

- Sitting Room
- Kitchen/Breakfast Room
- 2 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Parking
- Attractive Garden
- Freehold
- Council Tax Band B

Guide Price £210,000

SITUATION

The property is situated on the edge of the village of Winkleigh, yet being within easy walking distance. Winkleigh itself lies amidst rolling Devonshire countryside and offers a good range of facilities including village stores, Post Office, butcher, primary school, pre-school, 2 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. The town of Okehampton is some 11 miles distant and situated on the northern fringes of the Dartmoor National Park. The town has an excellent range of shops and services, three supermarkets including a Waitrose, modern hospital, leisure centre and expanding sixth form college. From Winkleigh the town of Crediton is also easily accessible and the cathedral and University City of Exeter, with its M5 motorway, mainline rail and international air connections is within easy driving distance. The north and south coasts of Devon and Cornwall are easily accessible with attractive beaches and delightful coastal scenery, whilst the Torridge Valley offers many opportunities for fishing and outdoor pursuits together with riding and cycling on the Tarka Trail.

DESCRIPTION

A most appealing 2 bedroom semi detached house built in 1999. The house is offered in good order throughout and offers double glazing and gas fired central heating. Within recent years the kitchen has been re fitted and the sitting room offers a welcoming multi fuel stove. On the first floor are two bedrooms and a bathroom. The breakfast room opens to an attractive rear garden, with lawn and a raised deck with views over the surrounding countryside. Further benefits include a driveway with parking for 2 vehicles.

ACCOMMODATION

Via front entrance door to Entrance Hall: Radiator, stairs to first floor, door to. Sitting Room: Double glazed window to front, multi fuel burner on tiled hearth, tv point, radiator, under stairs storage cupboard, door to. Kitchen/Breakfast Room: Kitchen Area: Range of modern cream base cupboards and drawers with worksurfaces over, 1.5 bowl sink and drainer with window overlooking rear garden. Integral electric oven with gas hob above and extractor hood over. integrated dishwasher, matching wall cupboards. Gas boiler providing hot water and central heating. Dining Area: With space for table and having patio doors to the garden. First Floor Landing: Access to loft hatch, doors to,

Bedroom 1: Double glazed window to rear, radiator, fitted wardrobes to one wall. Bedroom 2: double glazed window to front, radiator, telephone point. Bathroom: White suite comprising panelled bath with mixer tap shower attachment, Wc, pedestal wash basin, radiator, electric strip light and shaver point, extractor fan.

OUTSIDE

immediately to the front of the property is a low maintenance gravelled garden with central tree and pathway leading to the front door. To the right of the house is the allocated parking area, with space for two vehicles. A pedestrian gate opens to a pretty rear garden which comprises of an area of lawn, with mature flower beds shrubs and trees. A raised decking area adjoins the rear of the house with some views over the surrounding countryside. Further paved and gravelled area and fish pond. There is a useful Store Shed: which has power, light and water connected, together with plumbing for the washing machine.

DIRECTIONS

From Okehampton proceed in a north easterly direction, taking the B3215. After approximately 4 miles turn left at Belstone Corner, just before the railway bridge, signposted to Sampford Courtenay. At the mini roundabout turn right onto the A3072 and after approximately 1 mile turn left to North Tawton and after 1/4 mile turn left again to Winkleigh. Stay on this road and take the first turning for Winkleigh upon your left at the bottom of the hill. at the next junction bear right into Westcots Drive, keep left and the property will be found upon your left hand side after a short distance, identified by a Stags for sale board.

SERVICES

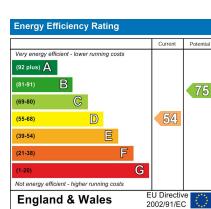
Gas Central Heating : metered via a bulk tank system, mains water (metered), mains drainage, mains electricity.

Council Tax band 'B'





These particulars are a guide only and should not be relied upon for any purpose.



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