



mansbridgebalment

BROADWOODKELLY

£565,000



MONKEY MEADOWS

Broadwoodkelly, Winkleigh EX19 8ED

*Impressively presented contemporary property
on the outskirts of this sought after Devon village*



Four Double Bedrooms - Master Ensuite

Open Plan Kitchen/Living Space

Energy Efficient Accommodation

Garden with Decked Terrace

Integral Double Garage

Outstanding Rural & Moorland Views

£570,000



**Unit 17 Charter Place,
Red Lion Yard,
Okehampton,
Devon,
EX20 1HN**

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SITUATION AND DESCRIPTION

An immaculately presented modern property situated on the outskirts of this much sought after mid Devon village. The southerly aspect offers outstanding rural and moorland views.

The towns of Winkleigh with good village school, shops amenities and the town of North Tawton are 2 miles and 4 miles respectively, with the former market town of Okehampton approximately 8 miles to the South and 20 miles to the east, the Cathedral City of Exeter. There is a local bus service to Exeter and Okehampton and Eggesford Station is approximately 5 miles away on the Barnstaple to Exeter line. Intercity high speed trains operate from Exeter St David to London (Paddington), the Midlands and the North of England. There is also a growing number of flights to UK and International destinations from Exeter airport.

An impressively presented contemporary property with well appointed open plan accommodation arranged over two levels. This energy efficient home benefits from air source heating and high spec levels of insulation and glazing. The accommodation is open plan to the ground floor where the living space flows nicely over two levels with twin bifold doors accessing the rear garden and raised decked terrace. There is a generous utility room with integral door to the double garage and a useful covered laundry area. To the first floor are four double bedrooms and a bathroom with the master suite enjoying outstanding rural and moorland views.

This fine property and its location must be viewed to be appreciated.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

Part glazed front door with exterior lighting leads to:

ENTRANCE HALL

Window to side; staircase to first floor; radiator; door to:

OPEN PLAN KITCHEN/LIVING SPACE:

32' 2" x 24' 10" (9.81m x 7.57m)

L-shaped. Superb naturally well lit kitchen with large dining area.

KITCHEN

12' 4" x 12' 4" (3.76m x 3.76m)

Extensive range of contemporary wall and floor units under polished quartz worksurfaces; single inset sink with drainer; integral dishwasher; integral fridge/freezer; multi-function twin ovens; induction hob with hood over; downlighters; traditional oak flooring.





LIVING ROOM

19' 1" x 15' 8" (5.83m x 4.8m)

Window to front; bifold doors to rear garden; feature fireplace with woodburner on slate hearth; traditional oak flooring; television point; telephone point; far-reaching views.

LOUNGE

12' 1" x 12' 0" (3.69m x 3.68m)

Window to rear; bifold doors to decked terrace; traditional oak flooring; far-reaching views.

CLOAKROOM

Window to side; wash handbasin with vanity cupboard under; low level WC.

UNDERSTAIRS STORAGE CUPBOARD

With lighting.

UTILITY

11' 11" x 11' 2" (3.64m x 3.42m)

Window to side; double glazed stable door to side with covered laundry area; wall cupboards and base units under polished quartz worksurface with inset sink and drainer; appliance space and plumbing for automatic washing machine and tumble dryer; freestanding cupboards for boots and cloaks.

BOILER ROOM

Housing pressurised water system and shelving.

Integral door to:

DOUBLE GARAGE

19' 1" x 15' 11" (5.82m x 4.86m)

Electric roller door; pedestrian door to front; fully boarded loft; power and lighting connected.

Returning to Entrance Hall with staircase to:

FIRST FLOOR:

GALLERIED LANDING

Airing cupboard with radiator; doors to:

MASTER BEDROOM

12' 0" x 11' 2" (3.66m x 3.41m)

Bay window to rear with fantastic rural views; radiator.

ENSUITE

7' 3" x 6' 6" (2.23m x 1.99m)

Window to rear; quadrant shower and enclosure with multi-function digital mains shower; low level WC; wash handbasin with vanity drawers under and heated mirror; heated towel rail; shaver socket.

BATHROOM

8' 0" x 6' 6" (2.44m x 1.99m)

Window to side; enclosed bath with tiled surround; quadrant shower and enclosure with digital mains shower; wash handbasin with vanity drawers under; heated mirror; heated towel rail; shaver socket.



BEDROOM THREE

11' 11" x 11' 2" (3.64m x 3.41m)

Roof lights; window to front storage cupboard; radiator.

BEDROOM FOUR

9' 4" x 8' 7" (2.85m x 2.63m)

Window to rear; hatch to loft; radiator.

BEDROOM TWO

15' 8" x 9' 7" (4.8m x 2.94m)

Dual aspect; built-in wardrobe; radiator.

**OUTSIDE:**

The property is approached through gated access to the private driveway with ample parking and in turn to both the double garage and the property's main entrance. To the rear is a decked terrace adjoining the garden which is set to lawn and enjoys the outstanding rural and moorland views.



Mains water, mains drainage, mains electricity and air source heating.

We understand this property is in band 'E' for Council Tax purposes.

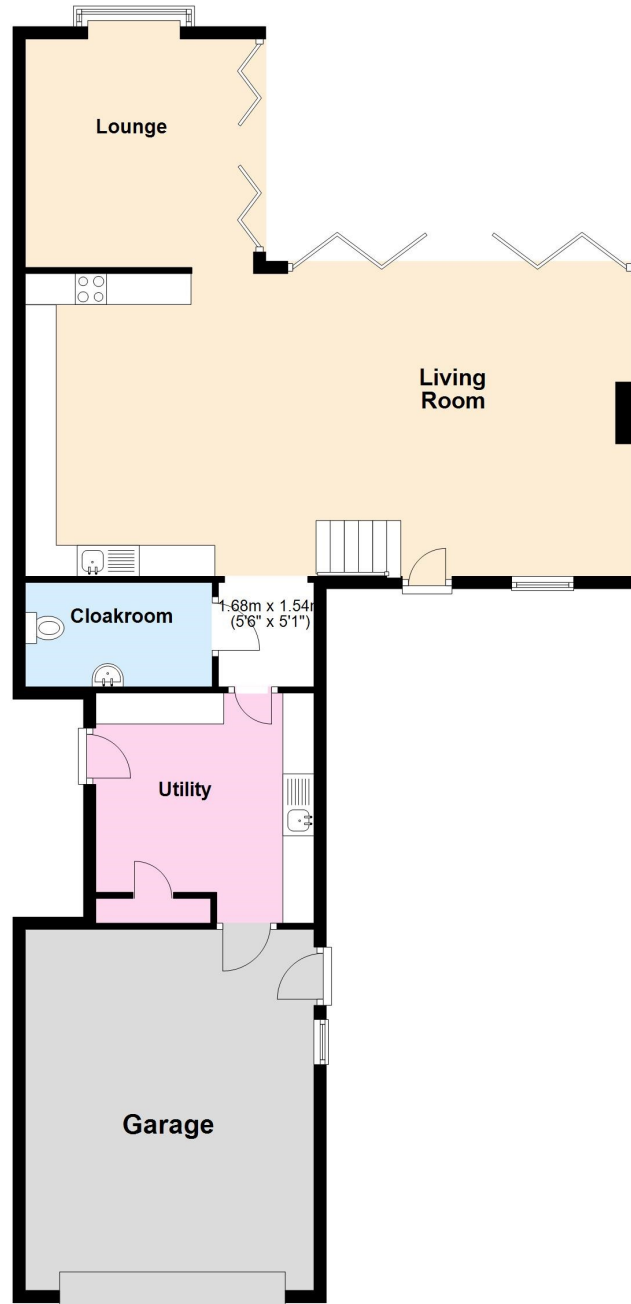
Strictly by appointment with MANSBRIDGE BALMENT,
Okehampton Office on 01837 52371.

From our offices in Okehampton follow the signpost for Crediton and North Tawton via the B3215. Prior to arrival at North Tawton turn left following the sign for Winkleigh on the A3124. Continue for approximately 4 miles, turning left at the signpost for Broadwoodkelly. Continue for approximately 1 mile to the village of Broadwoodkelly where the property can be found on the left hand side.

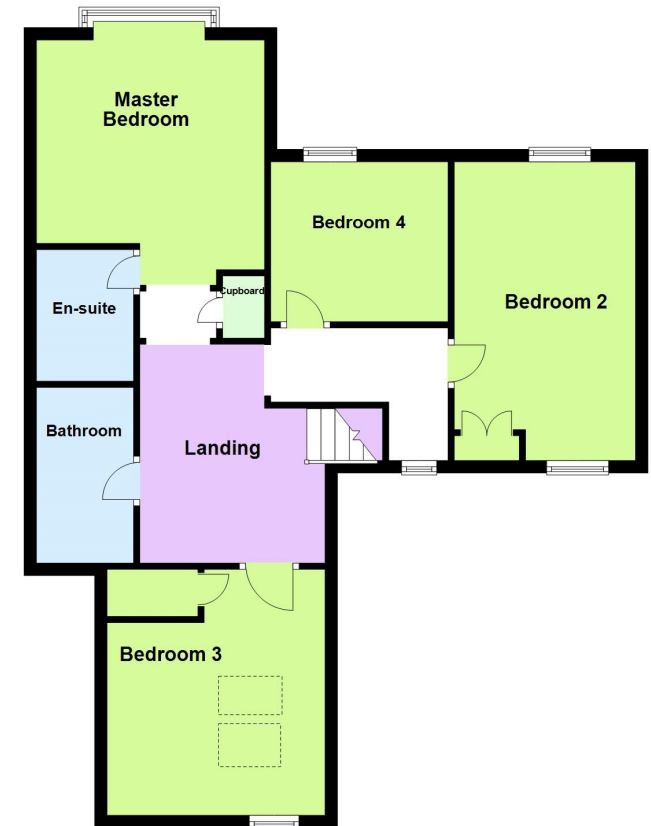
EPC RATING 76 BAND C

O1271

Approx. 111.4 sq. metres (1199.2 sq. feet)



Approx. 72.2 sq. metres (777.7 sq. feet)



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*** PL19, PL20, EX20**