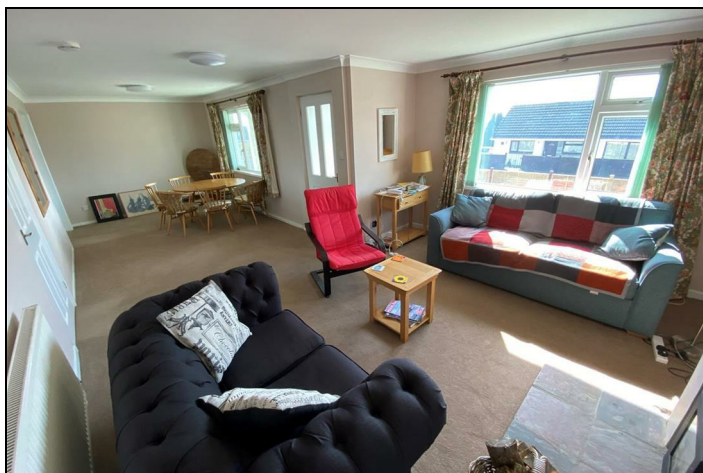


23 Southernhay, Winkleigh, Devon, EX19 8JH



Open to offers £249,500

Property Description

NO CHAIN...OPEN TO OFFERS!.....Potential to easily create a ground floor 3rd bedroom!

An exciting opportunity to purchase a versatile Chalet bungalow with gardens and off street parking, set in the heart of the sought after Mid Devon village of Winkleigh.

Offered with 'NO ONWARD CHAIN', the accommodation currently comprises of an entrance porch, two reception rooms, a kitchen/breakfast room, ground floor shower/wet room, two first floor bedrooms and w.c.

Further features include oil fired central heating, mains drainage, uPVC double glazed windows & doors, outside storage and some lovely countryside views to Dartmoor.

With fantastic village amenities within easy walking distance, this versatile property is an opportunity not to be missed!



Location

The award winning village of Winkleigh is set within the beautiful mid-Devon countryside perfectly positioned between the moors of Dartmoor National Park to the south and Exmoor National Park to the north.

Southernhay is situated within easy walking distance of the picture postcard village square, which benefits from a number of useful amenities, including a good general store, a butcher's shop, a mobile fishmonger, a post office, two pubs (one with restaurant), florist with coffee shop and a vet. There are two churches, a doctor's surgery and a village primary school with attached pre-school, hairdressers and two garages.

This lively and vibrant community also has the benefit of a Community Centre and a Village Hall, both are well used by local clubs and classes. There is a Sports Centre with football pitch and tennis courts as well as indoor bowls and badminton. The village has the benefits of a regular bus service linking Barnstaple and Exeter and Eggesford train station is only 4 miles from the village.

The larger towns of Crediton and Okehampton are both within easy reach and the village is also within commuter distance of the Cathedral City of Exeter or the regional Business town of Barnstaple.

Accommodation

Entrance Porch 3.23m x 1.13m (10'7" x 3'8")

uPVC double glazed windows & doors, tiled floor.

Inner Porch

uPVC double glazed door, fitted wipe feet mat, internal glazed door to:

Reception Room One 7.92m x 4.10m narrowing to 2.91m (25'11" x 13'5" narrowing to 9'6")

Fitted carpet, fire place with wood burning stove, built-in storage cupboards, two uPVC double glazed windows, two radiators.

Reception Room Two 4.02m x 3.01m (13'2" x 9'10")

Fitted carpet, uPVC double glazed window, radiator, stairs to first floor.

Kitchen/Breakfast Room 4.02m x 3.63m (13'2" x 11'10")

Matching wall/base storage cupboards & drawers, rolled edge work surfaces, tiled surrounds, stainless steel sink/drainage with mixer tap, space & point for an electric oven with extractor hood over, space and plumbing for a washing machine, space for fridge/freezer, uPVC double glazed window & door, vinyl flooring.

Ground Floor Shower/Wet Room 2.87m x 1.41m (9'4" x 4'7")

Fully tiled walls, walk in disable friendly shower area with wall mounted electric shower, screen and fitted seat, low level w.c, wash hand basin, uPVC double glazed window, extractor fan, radiator, 'Dimplex' electric heater.

First Floor Landing

Fitted carpet.

Bedroom One 4.16m x 3.13m (13'7" x 10'3")

Fitted carpet, Front and rear Velux windows, eves storage, radiator.

Bedroom Two 4.16m x 1.93 widening to 2.63m (13'7" x 6'3" widening to 8'7")

Fitted carpet, two Velux windows, radiator, eves storage.

W.C 1.62m x 1.43m (5'3" x 4'8")

W.C, wash hand basin, radiator, extractor fan, Velux window, part tiled walls, vinyl flooring.

Outside

Front Garden

Fully enclosed, mainly laid to lawn with borders for plants and shrubbery.

Rear Garden

Being mainly of easy to maintain decorative stones with borders for plants and shrubbery. Metal storage shed having fitted power & light, Summer house and raised decking area positioned to take in the countryside views to Dartmoor. Side access gate.

Parking

Double gates open to a concrete drive for one vehicle.

Services

Mains Water (metered)

Mains Drainage

Mains Electricity

Oil Fired Central Heating

Council Tax Band 'B'

Tenure

Freehold

Consumer Protection from Unfair Trading Regulation

As the sellers agents we are not surveyors or conveyancing experts & as such we cannot & do not comment on the condition of the property, any apparatus, equipment, fixtures and fittings, or services or issues relating to the title or other legal issues that may affect the property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. You are advised to check the availability of any property before travelling any distance to view.

Referral Fees

Howes Estates offer a mortgage referral service to either The Mortgage Advise Bureau or Mortgages with Joy. The average referral fee paid to Howes Estates is £250.

Viewing

To make an appointment to view this property please contact Howes Estates on 01837 83393





Directions

From Crediton take the A377 Barnstaple road. At Morchard Road turn left onto the B3220. On arriving in Winkleigh turn left onto the A3124 signposted (A30) North Tawton. Take the second right and follow the road onto Townsend Hill. Take the second right onto Southernhay. The property can be found a short distance on the left.



Okehampton Branch – Registered Office

4 East Street

EX20 1AS

Sales: 01837 83393; Lettings: 01837 55755

winkleigh@howesestates.co.uk or enquiries@purelettingsdevon.co.uk

Registration No. 7520398

Holsworthy Branch

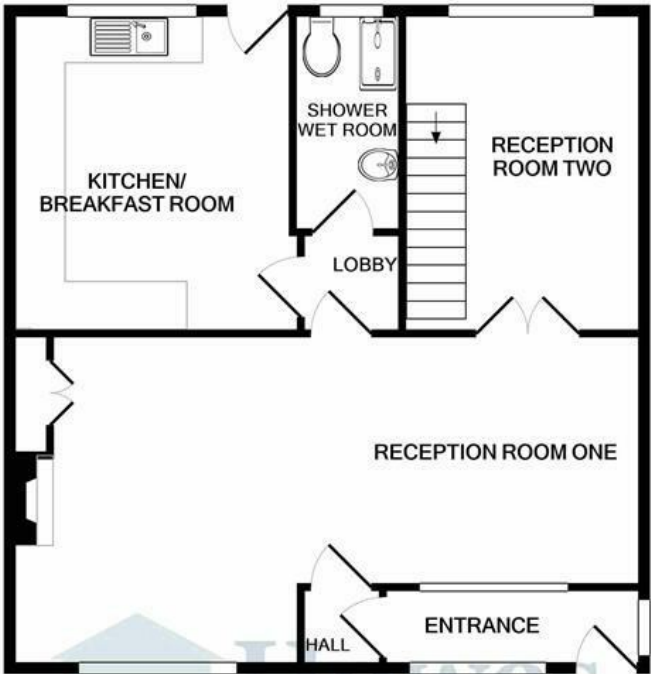
5 The Square

EX22 6DL

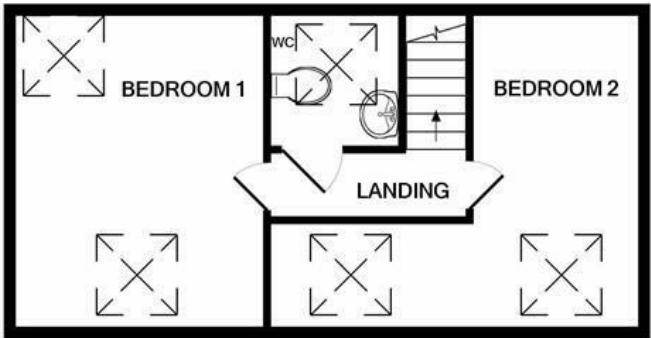
01409 253946

holsworthy@howesestates.co.uk





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	