



8 East Park Close

8 East Park Close, , Winkleigh, Devon, EX19 8LG



Village Centre 1 Mile, Okehampton 11 Miles. Exeter 22 Miles.

A well presented three bedroom detached bungalow with gardens, studio and garage.

- Kitchen/Breakfast Room
- Bathroom
- Sitting/Dining Room
- Three Bedrooms
- Garage And Studio
- Gardens And Parking
- Countryside Views
- Freehold
- Council Tax Band D
- EPC Band D

Guide Price £350,000

SITUATION

The property is situated towards the edge of the popular village of Winkleigh, within walking distance of the village square. Winkleigh itself lies amidst rolling Devonshire countryside and offers a good range of facilities including village stores, Post Office, butcher, primary school, preschool, two public houses, veterinary surgery, doctor's 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 some 11 miles away and situated on the northern fringes of the Dartmoor National Park. Okehampton has an excellent range of shops and services, and 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. In addition, the north coast 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 walking and cycling on the Tarka Trail.

DESCRIPTION

A well presented three bedroom detached bungalow set on the edge of this popular rural village. The property is offered in good order through and benefits from double glazing and oil fired central heating. The property boasts a modern kitchen/breakfast room and well fitted bathroom, together with three bedrooms. To the rear of the bungalow is a large sitting/dining room with open fire and patio doors opening to the garden and offers attractive views over the surrounding countryside to the woods beyond. The property has two parking spaces and a detached garage. Whilst an added benefit is a detached studio, suitable for a variety of needs. Well established gardens lie to both front and rear and the raised decking offers an attractive outlook across open countryside.

ACCOMMODATION

Via double glazed door and side panel to ENTRANCE HALL: Doors to UTILITY CUPBOARD, With plumbing and space for washing machine with worktop over. Opaque window to front. KITCHEN/BREAKFAST ROOM: Range of timber base cupboards and drawers with work surfaces over and inset sink and drainer. Integral double oven with four ring hob above and extractor hood over. Fitted breakfast bar, Integral fridge/freezer and dishwasher. Double glazed window to front,

timber floor. Oil central heating boiler. LOUNGE/DINING ROOM: Double glazed window to side. Sliding patio doors to garden with countryside views. Tiled open fireplace with timber mantle.

INNER HALL: Fitted cupboard with linen shelving and electric meters. Access to loft space with loft ladder, light and being part boarded. Doors to, BEDROOM 1: Window to rear elevation overlooking gardens and countryside beyond. Further window to side aspect. BEDROOM 2: Dual aspect double glazed windows. BEDROOM 3: Double glazed window overlooking gardens. BATHROOM: Modern white suite comprising panelled bath, shower cubicle with mains fed mixer shower, WC, vanity wah basin. Tiled floor with underfloor electric heating. Towel radiator, opaque window to front

OUTSIDE

The are two parking spaces to the front of the property. One of which sits in front of the detached GARAGE: with up and over door and personal door and window to garden. Light and power connected. A paved path leads to the front door which is flanked by open plan lawned areas with flower and shrub borders. To the left of the bungalow is a most useful STUDIO: Being dual aspect with double glazed windows and door. Fitted cupboard and light and power connected. Paved paths lead around to the rear of the property, where there is an enclosed garden, primarily laid to lawn with flower beds and borders. A raised decked are adjoins the rear sitting/dining room, where attrctive views can be enjoyrd over surrounding field and woods.

SERVICES

Mains electricity, water and drainage. Oil Central heating. Mobile Coverage: Vodafone and O2 good outdoor. (information supplied by Ofcom). Broadband Coverage: Superfast available in area, up to 38 Mbps (information supplied by Ofcom).

DIRECTIONS

The postcode for SAT NAV purposes is EX19 8LG. what3words goodnight.sunshine.movies

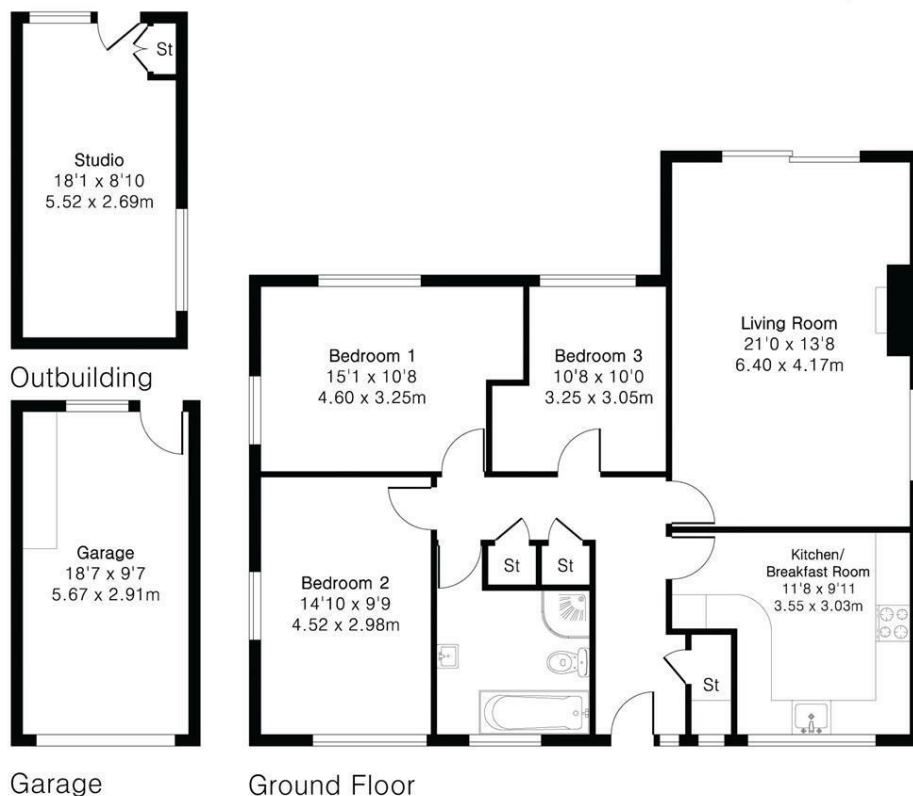
AGENTS NOTE

Planning permission has been granted for a new bungalow within the grounds of an existing bungalow closeby. For further details please see Application no 1/0100/2024/FUL under Torridge District Council planning portal.



**Approximate Gross Internal Area 1061 sq ft - 99 sq m
(Excluding Garage & Outbuilding)**

Garage Area 178 sq ft – 17 sq m
Outbuilding Area 160 sq ft – 15 sq m



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(35-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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