STAGS



# 9 Kings Meadow Drive

# 9, Kings Meadow Drive, Winkleigh, EX19 8HD







Village Centre 0.2 Miles, Okehampton 11 Miles. Exeter 22 Miles.

## A well presented four bedroom family home with garage, parking and gardens.

- Sitting and Dining Room
- Kitchen
- Conservatory And Cloakroom
- Four Bedrooms
- Bathroom and En Suite
- Garage And Parking
- Front And Rear Gardens
- Freehold
- EPC Band E
- Council Tax Band D

## Guide Price £330,000

### SITUATION
The property is situated in the heart of the village of Winkleigh, within a short 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 four bedroom detached family home situated within this favoured Devon Village. Believed to be constructed in 1998 and benefitting from LPG gas central heating and double glazing. The house in brief offers, a sitting room with adjoining dining room. a ground floor cloakroom, kitchen breakfast room and conservatory. Whilst on the first floor are four bedrooms (one en suite) and a family bathroom. Further benefits include an integral garage, parking and attractive front and rear gardens.

### ACCOMMODATION
Via front entrance door to ENTRANCE HALL: Staircase to first floor, doors to, CLOAKROOM: Comprising WC, wash basin. Opaque window to front. KITCHEN: Range of timber base cupboards and drawers with worksurfaces over and stainless-steel sink and drainer. Plumbing and space for washing machine and fridge. Four ring gas hob and extractor vent over, double electric oven and window to rear. Under stair cupboard with light, space for table. Integral door to garage and French doors to garden. SITTING ROOM: Bay window to front garden, gas fireplace, double doors to DINING ROOM: Patio doors to CONSERVATORY: Low level walls with double glazed window surrounds and solid roof. French doors to garden.

FIRST FLOOR LANDING: Access to loft space, airing cupboard with hot water cylinder (solar) and shelving. Doors to, BEDROOM 1: Window to front elevation, fitted wardrobes, door to EN SUITE: Comprising WC, wash basin and tiled shower cubicle with mains fitted shower. Opaque window to front. BEDROOM 2: Window to front elevation, fitted wardrobes. BEDROOM 3: Window to rear with countryside views. BEDROOM 4: Window to rear with rural view. BATHROOM: Decorative panelling to half wall. WC, pedestal wash basin, panelled bath with mixer shower attachment. Opaque window to rear.

### OUTSIDE
Immediately to the front of the house is a tarmac driveway providing parking for 1 vehicle. GARAGE: With up and over door and part storage over. LPG gas boiler providing hot water and central heating. Internal door to kitchen. The font garden consists of a lawned area with well stocked flower beds, shrubs and bushes. A side gate, opens via a path to the rear. Immediately adjoining the house is a patio with external light and water tap. Beyond is a lawned area with well stocked shrub beds and borders, with views over the fields to the hills of Dartmoor.

### SERVICES
Mains electricity, water and drainage. LPG gas central heating. Solar water heating.
Broadband Coverage: Superfast available up to 72Mbps (Ofcom)
Mobile Coverage: 02 and Vodafone likely indoors, All providers likely outdoors (Ofcom)

### DIRECTIONS
For SAT NAV purposes, the postcode is EX19 8HD what3words

### AGENTS NOTES
A new development is being constructed within close proximity of the property.



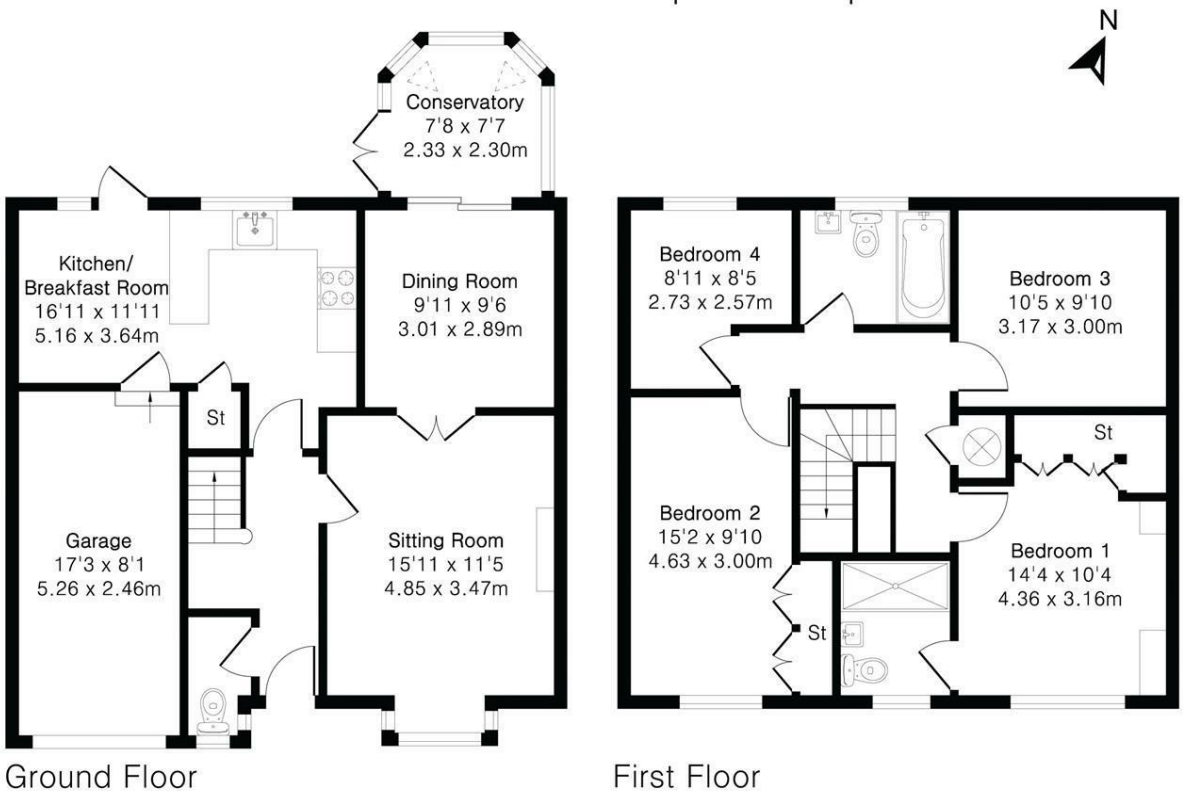




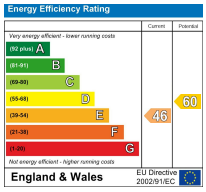




**Approximate Gross Internal Area 1396 sq ft - 130 sq m**
**(Including Garage)**
Ground Floor Area 743 sq ft – 69 sq m
First Floor Area 653 sq ft – 61 sq m




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.




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