



4 Winkleigh View, Winkleigh, EX19 8BQ
Offers In Excess Of £165,000

A newly renovated SEMI-DETACHED BUNGALOW situated in a quiet village location enjoying lovely rural views offering attractively presented TWO BEDROOM accommodation including an Open-Plan Kitchen/Living Room with good sized lawned GARDENS to three sides. Offered with No On-Going Chain.

SITUATION

4 Winkleigh Views is situated on the very edge of the popular village of Iddesleigh where the story of 'War Horse' originated from being completely unspoilt and well known for its popular Duke of York public house. The market town of Hatherleigh is easily accessible with an excellent range of services including primary school, supermarket, health centre, veterinary surgery and a range of local shops. There are two public houses, and a traditional weekly market with cattle sales. Okehampton offers a more comprehensive range of services, three supermarkets including a Waitrose, modern hospital and a leisure centre in the attractive setting of Simmons Park. Okehampton School has schooling from infant to sixth form level. From the town there is access to the A30 dual carriageway providing a direct link with the cathedral and university of Exeter with its M5 motorway and main line rail and internal air connections. There is also easy access to the north coasts of Devon and Cornwall with attractive beaches and delightful coastal scenery.

DESCRIPTION

4 Winkleigh View is a newly renovated semi-detached bungalow situated on the edge of the quiet unspoilt Devon village of Iddesleigh overlooking Dartmoor. The property is of modern block construction under tile effect roofing sheets, rendered and colour washed elevations and uPVC double glazed windows and doors throughout. Internally the well presented accommodation briefly comprises an open plan Kitchen/Living Area, two Bedrooms and a Bathroom and benefits from modern Kitchen and Bathroom suites, electric heating throughout and new floorcoverings. Outside the gardens surround the property on three sides being mainly laid to lawn and adjoining open farmland, creating a really super addition. The property is being offered with no-ongoing chain.

ENTRANCE

From the road, a shared concrete path leads past the neighbouring property to a wooden pedestrian gate into the Garden and the Front Door opening into the

OPEN PLAN KITCHEN/LIVING AREA

A good sized dual aspect room with windows to the front and rear overlooking the garden to Dartmoor in the distance, doors to the Bedrooms and Bathroom, and half glazed Back Door leading out to the Garden. In one corner there is a range of matching wall and floor units set under a laminate work surface with panelled splash backs including and incorporating a one and half bowl single drainer resin sink unit with mixer tap set below a window to the front with 'Ariston' electric water heater below. On one side there is a built-in single oven and grill

with inset four ring hob and extractor fan over, set between a range of matching wall units. The good sized Living Area is beyond the Kitchen and gives access to the Bedrooms and Bathroom, benefitting from wood plank effect flooring, electric panel heater, inset ceiling down lighting and smoke alarms.

BEDROOM 1

A good sized double bedroom with window to the front overlooking the garden, electric panel heater.

BEDROOM 2

with window to the rear overlooking the garden and open countryside beyond, electric panel heater

BATHROOM

with fully panelled walls and matching white suite comprising a corner shower cubicle housing an electric shower with glazed shower screen to one side; a low level WC; and a pedestal wash hand basin with stainless steel taps. The Bathroom is finished with a ceramic tile effect floor covering, inset ceiling down lighting, obscure glazed window to the rear and electric heated towel rail. In one corner is a utilities cupboard providing space and plumbing for a washing machine and tumble dryer.

OUTSIDE

From the road, a concrete path leads through the neighbouring property to a wooden pedestrian gate into the garden, with Front Door to one side and useful Storage Shed to the other. The good sized private gardens lie on three sides of the bungalow being mainly laid to lawn and adjoining open countryside on two sides, being bordered by mature hedging and a metal chain link fence at the side.

SERVICES

Mains electricity, mains water and mains drainage. Electric Boiler providing domestic hot water. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 5 Mbps Superfast is 40Mbps available from Airband. Mobile Phone coverage by EE, 02 and Vodaphone. Council Tax Band B (2025/26) £1,916.53 in West Devon Council.

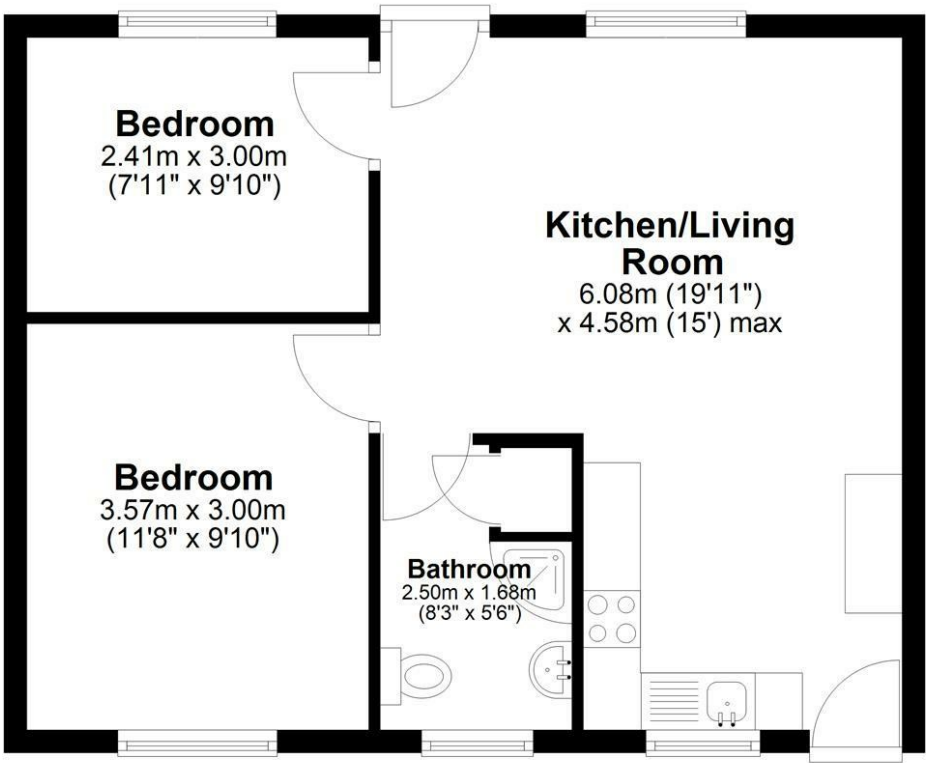
VIEWING

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail enquiries@keenors.co.uk

Floor Plan

Ground Floor

Approx. 46.7 sq. metres (502.2 sq. feet)



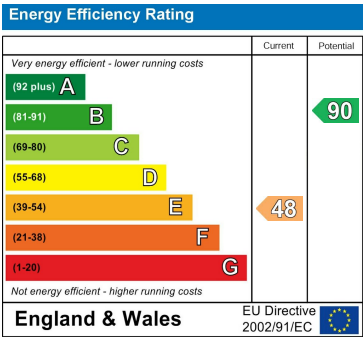
Total area: approx. 46.7 sq. metres (502.2 sq. feet)

4 Winkleigh View, Iddesleigh, Winkleigh

Area Map



Energy Efficiency Graph



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