



51 Stafford Way, Dolton, EX19 8PY

Asking Price £290,000

* We are acting in the sale of the above property and have received an offer of £285,000. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place* A DETACHED BUNGALOW situated at the end of a quiet cul-de-sac in the popular North Devon village of Dolton offering well laid out THREE BEDROOM AND TWO RECEPTION ROOM ACCOMMODATION as well as a Kitchen/Breakfast Room, and a Bathroom with OFF-ROAD PARKING, GARAGE AND LARGE GARDEN. Offered with No-On Going Chain.

SITUATION

The attractive Devon village of Dolton is located in the heart of rolling Devonshire countryside and provides an active and friendly community along with local village stores and shops, a Post Office, church, primary school and a local pub. Winkleigh and Chulmleigh are also both within a short drive, offering similar village amenities and facilities including butchers, bakers, dairy etc, along with primary schools and local banking and an excellent health centre and dentist at Chulmleigh. Just seven miles to the west is the rural town of Torrington which offers a more comprehensive range of shopping, banks, supermarkets, amenities and leisure facilities including a provincial theatre and the RHS Rosemoor Gardens and the north Dartmoor town of Okehampton lies twelve miles to the south and offers a wider range of amenities including three super markets, further shops, accountants, solicitors, a dental practice, a cottage hospital, a secondary school/community college and a golf course. Barnstaple, North Devon's regional centre is just over twenty minutes drive, and the Cathedral and University city of Exeter to the south, both offer the wide range of shopping, amenities and facilities one would expect from the county's principal town and city. Tiverton, the M5 motorway at Junction 27 and Tiverton Parkway station, which provides a fast Intercity rail link to London Paddington, are approximately one hour's drive, and there is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with Leisure Centres at Winkleigh, Torrington, Chittlehamholt and Barnstaple, nearby tennis courts and clubs including the new 'Tarka' centre with indoor courts at Barnstaple, local rugby, football and cricket clubs, fishing in the rivers Taw and Torridge, nearby golf courses at Libbaton, Chittlehamholt, Chulmleigh and Down St Mary, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and water sports on North Devon's scenic and rugged coastline, being approximately half an hour's drive.

DESCRIPTION

51 Stafford Way is a detached bungalow situated on a good sized plot on the very edge of Dolton adjoining open farmland at the rear. The property was built in the early 1980's and is of modern insulated cavity block construction under a tiled roof with rendered and colour washed elevations and uPVC double glazed windows throughout. Internally the well laid out accommodation includes a n Entrance Hall, a Sitting Room, a Dining Room, a Kitchen/Breakfast Room, Three Bedrooms and a Bathroom and although in reasonable condition would now benefit from some internal

modernisation and improvement including replacing the Bathroom suite, redecorating and recarpeting throughout. The property does benefit from LPG gas central heating as well as a gas fire in the Dining Room and a wood burner in the Sitting Room. Outside and from the cul-de-sac there is off-road parking for one car allowing access into the Single Garage, whilst the very large gardens surround the property on three sides and are mainly laid to lawn and interspersed with mature trees and shrubs creating a really super addition. The garden also benefits from three useful storage sheds.

ENTRANCE

From the parking area, a paved path leads up to the fully glazed Front Door opening into the

ENTRANCE HALL

with doors to the Dining Room, Three Bedrooms and Bathroom. The Entrance Hall also benefits from a hatch to the roof space, central heating and hot water control panel and radiator. On one side is the Airing Cupboard housing the factory lagged hot water cylinder with electric immersion heater.

DINING ROOM

with large window to the front overlooking the garden, archway to the Kitchen/Breakfast Room and door to the Sitting Room. On one side is a brick fireplace housing and LPG gas coal effect fire (currently not in use) with concrete hearth and wooden mantle over. The Dining Room is finished with a radiator, TV point and coved ceiling

KITCHEN/BREAKFAST ROOM

A good sized room fitted with a range of matching modern units at one end set under a laminate work surface with tiled splash backs including and incorporating a single drainer stainless steel sink unit with mixer tap and space and plumbing for a washing machine below. On one side is an inset ceramic hob with stainless steel extractor fan over set between a range of matching wall units, whilst further to one side is a built-in double oven and grill. At the other end of the Kitchen is a breakfast area allowing enough space for a six seater Dining Room table. The Kitchen also benefits from inset ceiling down lighting, a radiator, coved ceiling, two windows to the rear overlooking the garden and a fully glazed Back Door also overlooking and leading out to the garden.

SITTING ROOM

A dual aspect room with window to the front and fully glazed French Doors to the rear overlooking and leading out to the garden. On one side there is a brick fireplace housing a cast-iron multi-fuel stove with tiled hearth and slips and wooden surround and mantle. The Sitting Room is finished with a radiator and TV point.

BEDROOM 1

A double bedroom with window to the rear with radiator below and coved ceiling.

BEDROOM 2

Another double bedroom with window to the front with radiator below, coved ceiling.

BEDROOM 3

A single bedroom with window to the rear with radiator below, coved ceiling.

BATHROOM

with partially tiled walls and matching white suite comprising a panel bath set below an obscure glazed window to the front with Gainsborough electric shower over; a low level WC; and a pedestal wash hand basin with mirror fronted medicine cabinet over. The Bathroom is finished with a radiator.

OUTSIDE

From the cul-de-sac a concrete parking space allowing enough space for one car allows access into the semi-detached Single Garage being of concrete block construction under an asbestos sheet roof with metal up and over door. From the parking area a paved path and steps lead down to the fully glazed front door into the Entrance Hall. with an area of front garden to one side which is currently quite overgrown. The paved path continues along the front of the bungalow to a further good sized area of garden at the side of the property and the LPG gas tank. This area of garden leads to the rear of 51 Stafford Way and a paved patio area which lies at the rear of the Sitting Room and Kitchen/Breakfast Room creating a lovely Summer seating/outdoor dining area. The large rear gardens lie beyond the patio and are mainly laid to grass but interspersed with mature trees and shrubs creating a superb wildlife haven adjoining open farmland at the bottom. The gardens are currently quite overgrown but do benefit from three useful storage sheds.

SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage. Satellite available via Sky. Broadband speed is Basic 17 Mbps and Superfast 51 Mbps. Mobile Phone coverage by EE, 02 or Vodafone (info taken from ofcom checker, please check suitability/connections with your own provider) Council Tax Band C - £2165.85 p.a. for 2025/26

VIEWING & DIRECTIONS

Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and access to facilities for our more rural properties, before travelling.

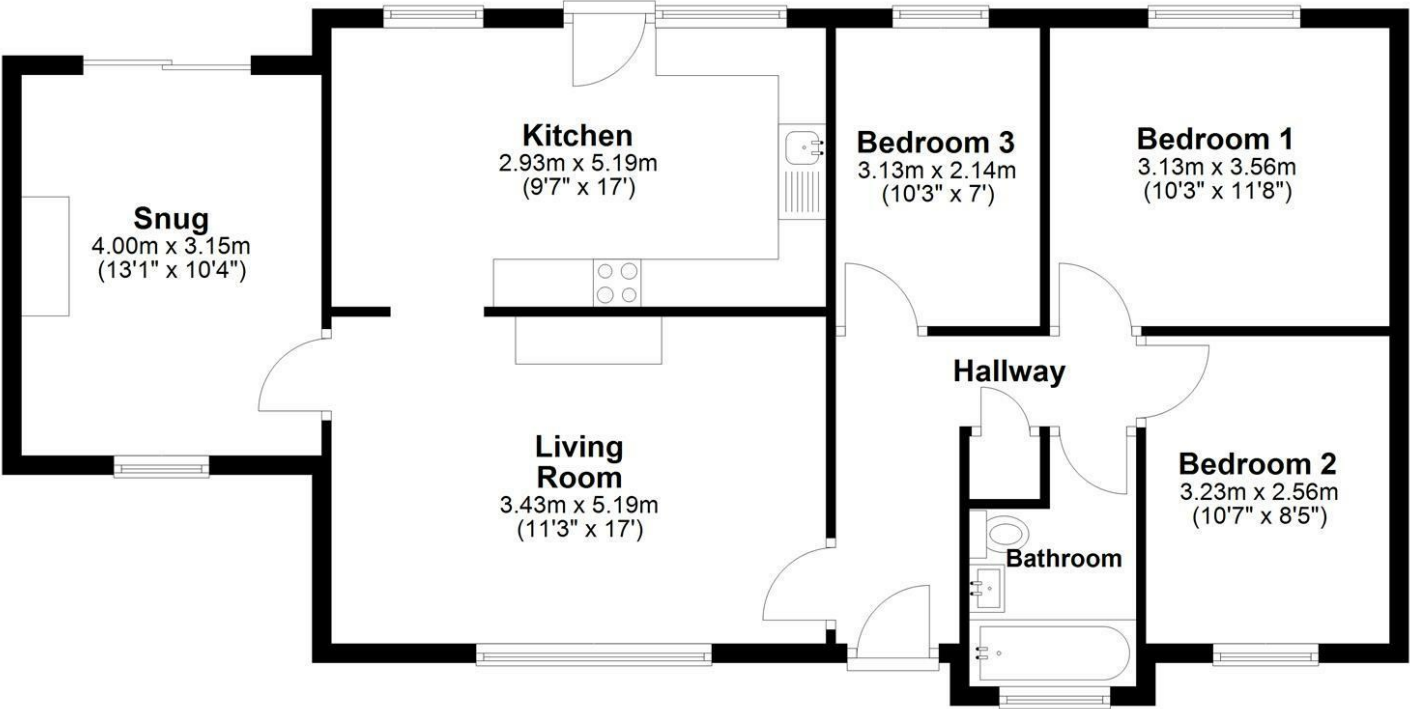
For sat nav purposes - please use the property address or postcode.

What3words - lyrics.worm.seashell

Floor Plan

Ground Floor

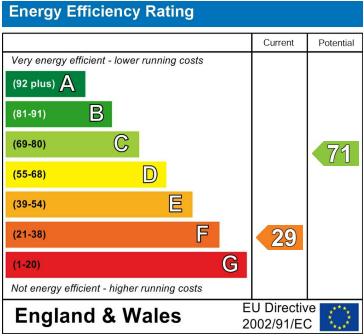
Approx. 85.5 sq. metres (919.9 sq. feet)



Area Map



Energy Efficiency Graph



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