



12 Ashplants Close, Winkleigh, EX19 8HE

Price Guide £240,000

A THREE BEDROOM END TERRACE FAMILY HOME situated in a quiet cul-de-sac of similar properties toward the outskirts of Winkleigh with planning permission to extend and build over the garage to create a fourth bedroom, Study and Utility Room including PARKING, GARAGE AND GARDEN adjoining and overlooking open farmland at the rear. Offered with No-On going Chain.

SITUATION (WINKLEIGH)

The rural Devonshire village of Winkleigh offers an excellent range of facilities and amenities including local shops, a butcher, two cafes, a beauty room, hairdresser, florist, Post Office, doctors surgery, veterinary practice, Church, two public houses, a mobile bank and library, and a primary school. The village and community also offers a wide range of social clubs and activities including a new Leisure Centre on the outskirts of the village, offering tennis, lawn green & short mat bowls, snooker and table tennis. The north Dartmoor town of Okehampton lies twelve miles to the south and offers a wider range of facilities and amenities including three supermarkets, 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 with 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 further Leisure Centres at Crediton, Okehampton, Chittlehamholt, Chulmleigh and Barnstaple, further tennis courts and clubs including the 'Tarka' centre with indoor courts at Barnstaple, local rugby, football and cricket clubs, world famous fishing in the rivers Taw and Torridge, additional 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 watersports on North Devon's scenic and rugged coastline, being approximately three-quarter of an hour's drive.

DESCRIPTION

12 Ashplants Close is an end terrace house situated in a quiet cul-de-sac of similar properties towards the outskirts of Winkleigh built in the late 1990's by Swan Hill Homes and being of modern insulated cavity brick construction under a n interlocking concrete tiled roof with uPVC double glazed windows and doors throughout,. The previous owners recently gained planning permission through Torridge District Council on application number 1/0886/2025/FUL to extend 12 Ashplants Close to create an Office, Utility Room and Large Double Bedroom with En-Suite Bathroom. Currently the property offers well laid out accommodation arranged over two floors briefly comprising an Entrance Hall, a Sitting Room, Kitchen/Dining Room, Three Bedrooms and a

Bathroom, all benefitting from LPG gas central heating. Outside and to the side of the property there is off-road parking for one car allowing access into an attached Single Garage, whilst to the front and rear the lawned gardens which overlook and adjoin open farmland to the rear.

ENTRANCE

From the front a paved path leads up to the Front Door opening into the

ENTRANCE HALL

with door to the Sitting Room and stairs leading straight to the First Floor Landing, radiator and electric meters and fuse boxes.

SITTING ROOM

with bay window to the front with radiator below, TV point, coved ceiling, useful understairs recess and door to the

KITCHEN/DINING ROOM

fitted with a range of matching wall and floor units to three sides under a laminate work surface with tiled splash backs including and incorporating a one and a half bowl single drainer sink unit with mixer tap set below a window to the rear overlooking the garden with space and plumbing for a washing machine and dish washer below. On one side of the window is the LPG gas boiler providing domestic hot water and servicing the radiators, whilst on the opposite side is a space and point for a fridge freezer. At one end there is a space and point for an electric cooker with pull-out extractor fan over set between a range of matching wall units. The Kitchen is finished with a ceramic tiled floor. Beyond the Kitchen is a good sized Dining Area allowing enough space for a four seater Dining Room table, a radiator and fully glazed French Door leading out to the garden.

STAIRS AND LANDING

Returning to the Entrance Hall, stairs lead straight to the First Floor Landing with doors leading off to all rooms, radiator, hatch to roof space and Airing Cupboard housing the factory lagged hot water cylinder with electric immersion heater.

BEDROOM 1

A double bedroom with window to the front with radiator below.

BEDROOM 2

Another double bedroom with window to the rear with radiator below.

BEDROOM 3

A single bedroom with window to the rear with radiator below.

BATHROOM

with partially tiled walls and matching white suite comprising a panel bath with side handles and

electric shower at one end with glazed shower screen to one side; a pedestal wash hand basin and a low level WC set below an obscure glazed window to the front with tiled sill. The Bathroom is finished with a heated towel rail, shaver light and an extractor fan.

OUTSIDE

From the front of the house, a tarmac drive with good sized area of lawned garden to one side allows parking for one car gives access into the attached Single Garage with roller door, light and power connected and half glazed pedestrian door leading out to the garden. At the rear of the house there is an enclosed garden which is mainly laid to lawn and bordered by wooden panel fencing but backing onto and over looking open farmland. Immediately to the rear of the house there is paved patio area, creating a lovely Summer seating area and allows access into the house via the patio doors.

SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage. LPG gas boiler providing domestic hot water and servicing radiators.

Satellite available via Sky.

Broadband speed is Basic 18 Mbps and Superfast 80 Mbps. Mobile Phone coverage by EE, O2 and Vodaphone (info taken from ofcom checker, please check suitability/connections with your own provider) Council Tax Band C - £2,278.96.p.a. for 2026/27

All services to be paid for by the tenant in addition to the rent

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 - alley.huts.last

AGENTS NOTE

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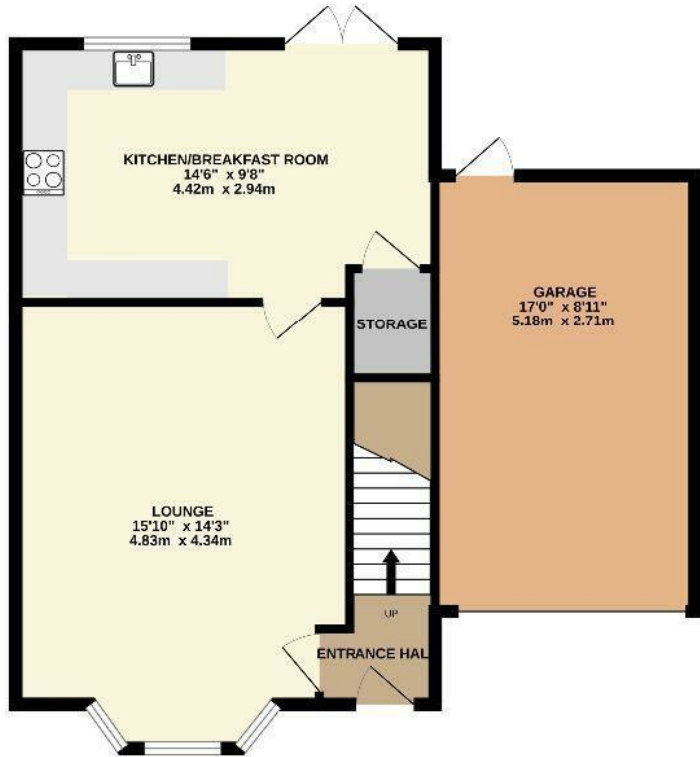
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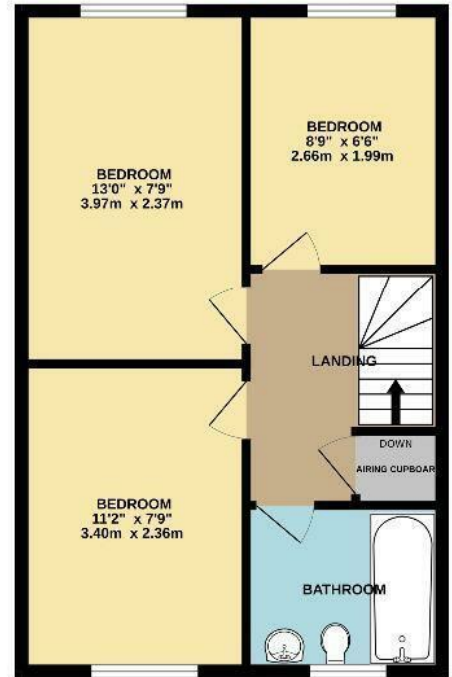
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Floor Plan

GROUND FLOOR



1ST FLOOR

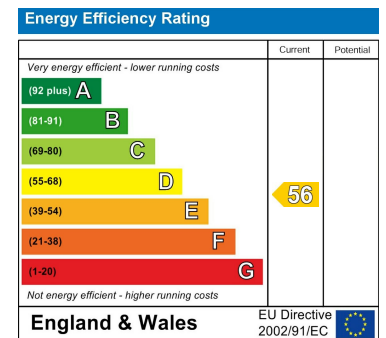


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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