



**WINKLEIGH**

**GUIDE PRICE £280,000**

**Fabulous Family Home with Large Garden & Garage**

 3 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: E (42)

**MILLER**  
TOWN & COUNTRY



- » Link Detached Family Home
- » Dual Aspect Sitting/Dining Room w/ Oak Flooring
- » Large South-Facing Rear Garden with Patio
- » Single Garage & Off Road Parking
- » Popular Village Location
- » Dartmoor Views

Perfect for young families to move right into, this 3 bedroom link-detached home is set on a really spacious corner plot in a desirable area of the amenity-packed village of Winkleighm, with the Ofsted 'Good' rated primary school less than 5 minutes' walk away. The standout feature of the home is the large garden which wraps around the side and rear of the property – loads of space to play, or great for outdoor entertaining as the evenings get longer.

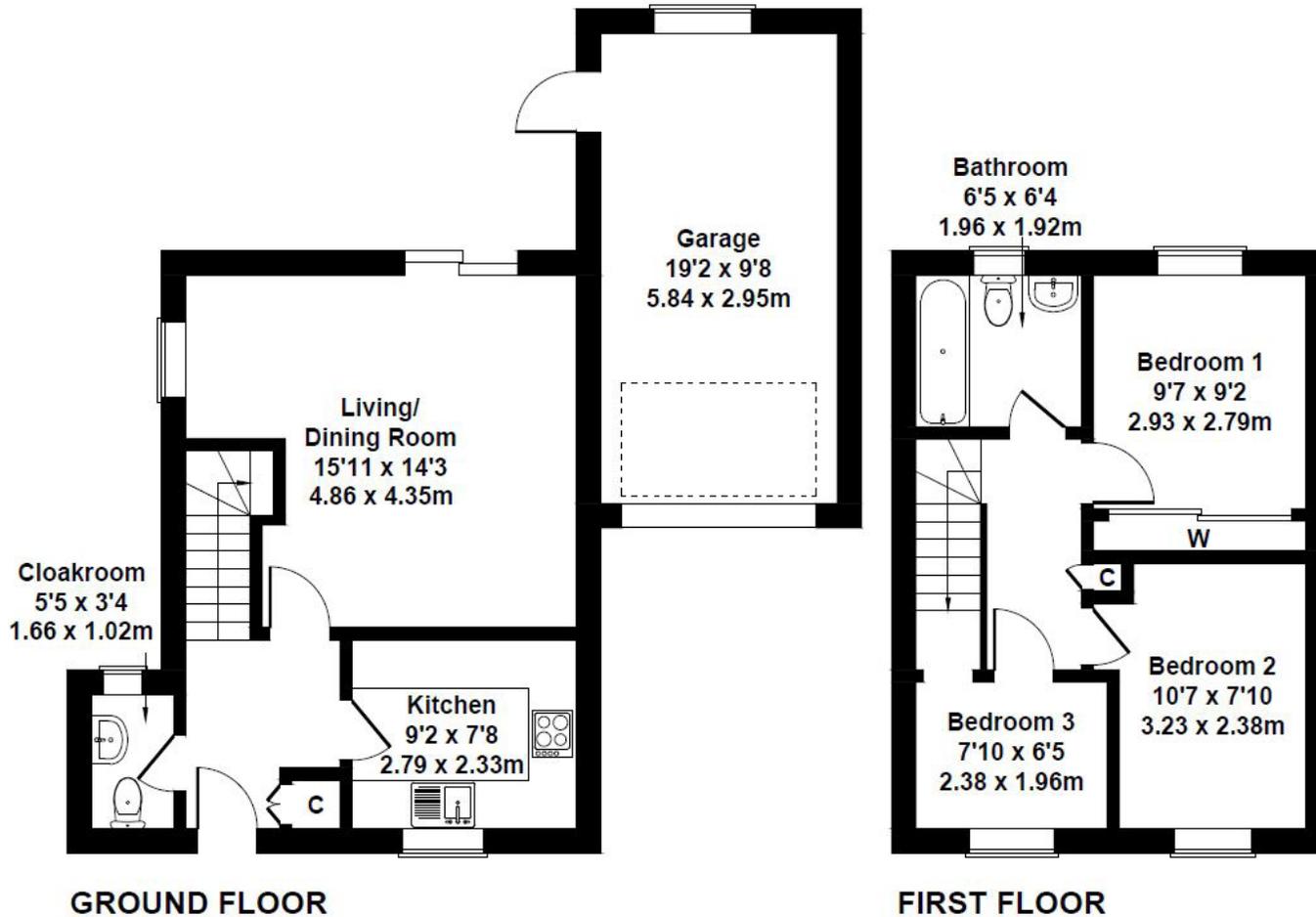


Inside, the practical and neutral kitchen is on your right as you enter, offering plenty of storage and lots of worktop space for the budding chef. A downstairs loo can also be found off the light and bright entrance hall. To the rear is the dual-aspect living/dining area which is filled with light from the sliding doors which open to the back garden, extending your living space outside in the warmer months.



Upstairs are the three double bedrooms and a family bathroom. The primary bedroom has a fitted wardrobe and lovely long-range views to the south towards Dartmoor. The third bedroom has a really clever wall bed with fold-down desk built in, allowing use as a good size home office for the majority of the time, but also as a double bedroom when guests visit. The bathroom is fitted with a desirable P-shaped bath.

Approximate Gross Internal Area  
926 sq ft - 86 sq m



Not to Scale. Produced by The Plan Portal 2023  
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**Services:** Mains electricity, water and drainage. Bulk LPG gas.

**Council Tax Band:** C

**Tenure:** Freehold

## Location

The village of Winkleigh offers the best of both worlds – the peace of rural living with access to amenities, offering two pubs, post office and stores, fantastic butchers, garage, coffee shops and a vibrant community, as well as the primary school previously mentioned.

The village is well placed for easy access to the nearby towns of Okehampton, Torrington, North Tawton and Crediton. The Cathedral city of Exeter and the beautiful north coast beaches are about a 40 - 45 minute drive away. Both Okehampton and Crediton offer rail links to Exeter where one can access the main Penzance to Paddington line.

## Ground Floor

Entrance Hall

Cloakroom 5'5" x 3'4"

Kitchen 9'2" x 7'8"

Sitting/Dining Room 15'11" x 14'3"

## First Floor

Landing

Bedroom 1 9'7" x 9'2"

Bedroom 2 10'7" x 7'10"

Bedroom 3 7'10" x 6'5"

Bathroom 6'5" x 6'4"

## Outside

The home has a single attached garage (19'2" x 9'8") with power and light connected, and driveway parking to the front. A pedestrian gate on the opposite side of the property provides access to the rear garden.



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**VIEWING:**

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