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12 Elms Meadow, Winkleigh, EX19 8JU

Guide Price £330,000

A fantastic opportunity to purchase this substantial four double bedroom detached family home, offered with no onward chain, and occupying a set back position within a delightful cul-de-sac in the village of Winkleigh.

**Winkworth**

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Elms Meadow is a substantial four bedroom detached house situated within a popular village edge location. Internally, the accommodation is generously proportioned and set across three floors offering spacious and flexible living space.

The accommodation briefly comprises of an entrance hall, good-sized dual aspect living room with patio doors opening onto the rear garden, separate dining room, well-proportioned kitchen with adjoining utility room and a ground floor cloakroom. On the first floor there are two double bedrooms with fitted wardrobes, en-suite shower room to the master and a family bathroom. The second floor has a further two double bedrooms both having built in storage cupboards.

Outside, the property has parking and a double garage as well as a good sized and fully enclosed garden.

The property further benefits from having a brand new oil boiler and integrated oven installed within the last few months.

Elms Meadow is located within walking distance of the village square, which currently boasts two pubs, a butchers, a general store, a doctor's surgery and a veterinary clinic, as well as a village hall and sports centre. The village also offers a regular bus service linking Barnstaple and Exeter with Eggesford train station only a short distance from the village.

COUNCIL TAX: Band D - Torridge District Council  
 SERVICES: Mains Electric, Water & Drainage. BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet).  
 Checked on Openreach April 24.

MOBILE SIGNAL: Coverage May Be Limited With Certain Providers

HEATING: Oil Fired Heating

LISTED: No

TENURE: Freehold

The property is accessed via a set of steps that lead to the front door.

NOTE: There is a half yearly service charge of £72.82 for the development.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



#### AT A GLANCE:

- Substantial Detached Family Home
- Four Double Bedrooms
- Oil Fired Central Heating
- Generously Proportioned Accommodation
- Two Reception Rooms
- Presented In Good Order Throughout
- Enclosed Garden
- Parking & Double Garage
- Charming Village Edge Location
- No Onward Chain

#### PROPERTY INFORMATION:

- Freehold
- Council tax Band: D
- Mains electric, water and drainage.

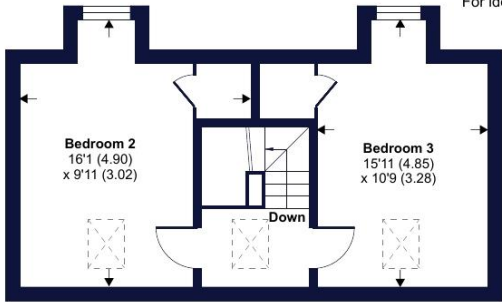
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Approximate Area = 1548 sq ft / 143.8 sq m  
 Garage = 289 sq ft / 26.8 sq m  
 Total = 1837 sq ft / 170.6 sq m

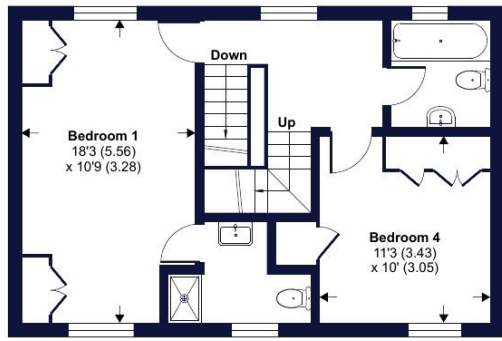
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1094662



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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