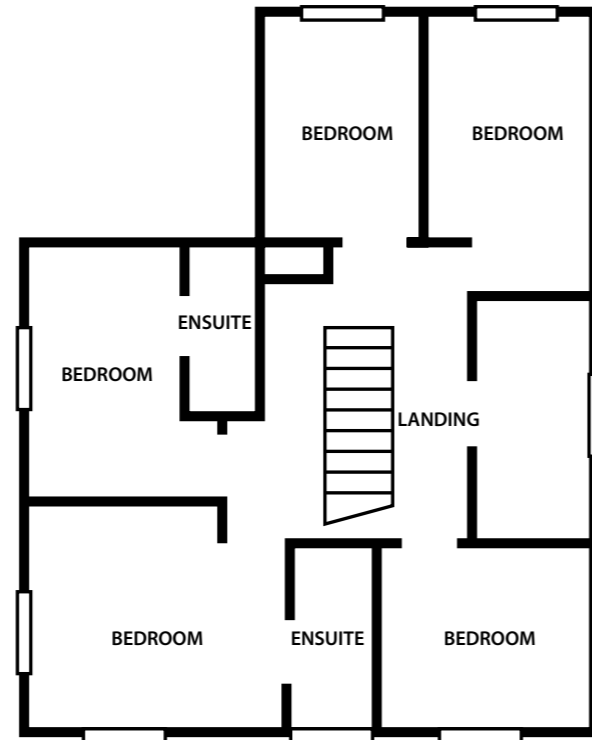


GROUND FLOOR



FIRST FLOOR



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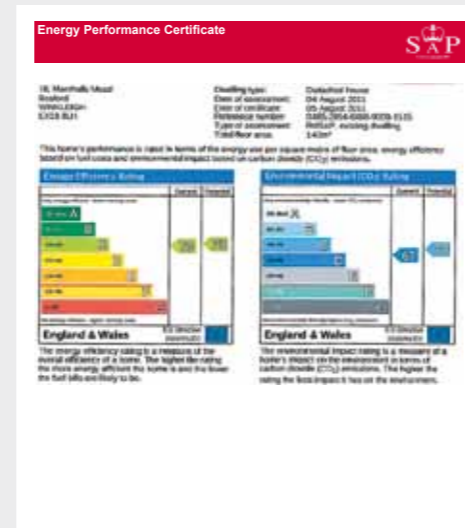
18 Marshalls Mead Beaford, Winkleigh EX19 8LH

SALES, LETTINGS AND PROPERTY MANAGEMENT

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THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



A substantial five bedroom modern detached house, in a pleasant location on the edge of the popular village of Beaford.

The property offers spacious and beautifully presented family accommodation with the benefit of oil fired central heating, double glazing and large, easy to maintain gardens. Downstairs is a large living room with dual aspect outlook over the gardens and countryside beyond, with wood burning stove, a separate dining room with French doors to the patio, and kitchen with Rangemaster range style cooker. A separate utility room just off the kitchen leads through to a double garage.

Upstairs are five good sized bedrooms, two of which are en-suite, as well as a family bathroom. Outside are easy to maintain gardens mainly laid to lawn with large patio and with superb views overlooking open countryside, double garage and ample off street parking.

Beaford is a village and parish in the Torridge district and has a thriving community. Despite its small population it boasts a very successful cricket team, public house, garage, public house and Primary School as well as the famous arts centre.

The accommodation, with approximate measurements, comprises;

Ground Floor

Part glazed front door to ENTRANCE HALL with laminated flooring, under stairs cupboard, radiator.

CLOAKROOM with low level WC, pedestal wash hand basin with tiled splash back, tiled flooring and towel rail.

LIVING ROOM 23'2 x 11'9 (7.06m x 3.58m) A spacious dual aspect room with pleasant countryside views, wood burner on slate hearth, radiators.

DINING ROOM 11'8 x 8'8 (3.56m x 2.64m) A delightful dual aspect room overlooking the garden and fields beyond, French doors leading to side patio, laminate flooring, radiator.

KITCHEN/BREAKFAST ROOM 15'9 x 11'8 (4.8m x 3.56m) With a range of modern wood fronted units providing ample cupboard and drawer space, matching fitted wall cabinets and full height larder cupboard, polished green granite effect working surfaces with inset one and a half bowl stainless steel sink, tiled splash back, integrated Diplomat dishwasher, and integrated fridge, under pelmet lighting, tiled splash back, tiled flooring, Rangemaster double range style oven with gas hob.

UTILITY ROOM 8'11 x 7'11 (2.72m x 2.41m) with matching base cupboard, stainless steel sink, space and plumbing for automatic washing machine, Grant oil fired central heating boiler (also providing domestic hot water), radiator, door to double garage.



First Floor

LANDING having access to roof space, inset ceiling lighting, airing cupboard with radiator, separate entrances to:

BEDROOM ONE 12'8 x 11'4 (3.86m x 3.45m) A delightful room fully fitted with a range of bedroom furniture, pleasant far reaching views over the valley and surrounding countryside, radiator.

EN-SUITE SHOWER ROOM 6'2 x 5'3 (1.88m x 1.60m) with fully tiled shower cubicle, low level WC, pedestal wash hand basin, attractive tiled flooring, heated towel rail, shaver point with vanity light.

BEDROOM TWO 12' x 11'7 (3.66m x 3.53m) Spacious room with double aspect to the front and side and radiator.

Outside

From the quiet cul-de-sac, a brick paved driveway providing parking for two vehicles leads to a DOUBLE GARAGE with lighting and power (part of the garage is integrated within the house and provides scope to further extend the living accommodation, subject to the necessary consents being sought.)

The gardens run to the side and rear and provide a pleasant patio area, level lawn with lovely views over surrounding open fields, timber garden shed with gravel surround, well stocked and maintained shrub and floral borders.



EN-SUITE SHOWER ROOM 5'2 x 2'7 (1.57m x 0.79m) with fully tiled shower cubicle, low level WC, pedestal wash hand basin, attractive tiled flooring, shaver point with vanity light.

BEDROOM THREE 11'3 x 9' (3.43m x 2.74m) Front facing outlook, radiator.

BEDROOM FOUR 10' x 8'11 (3.05m x 2.72m) Rear facing outlook, radiator.

BEDROOM FIVE 10'3 x 6'5 (3.12m x 1.96m) Rear facing outlook, radiator.

BATHROOM 7'4 x 5'10 Pedestal wash hand basin, with shaver point and vanity light over, low level WC, panelled bath with mixer tap, heated towel rail, tiled flooring.

Directions

Upon entering Beaford from the Crediton direction, turn left in the centre of the village passing the primary school on your left. Just past The Beaford Arts Centre you turn left into Marshalls Mead, number 18 will be found on the right hand side at the end of the cul de sac.

Miscellaneous

SERVICES: Mains drainage, water and electricity. Oil fired central heating. TV and Telephone points.
COUNCIL TAX: Band E
LOCAL AUTHORITY: Torridge District Council

