



1 Westmead

Riddlecombe, Devon EX18 7PD

- A semi-detached bungalow
- Two Bedrooms
- Off Road Parking
- Garden

Guide Price ~ £285,000



THE KEENOR ESTATE AGENT



SITUATION Riddlecombe is a small and peaceful hamlet situated in the heart of the rural Devonshire countryside, approximately equidistant between the villages of Winkleigh, Dolton and Chulmleigh, all of which offer a good range of local shops including local stores, butchers, bakeries etc, public houses, Post Offices and churches. Chulmleigh also offers a dairy, newsagent, hardware store etc, along with both a primary and secondary school/community college, a health centre, dental surgery, a library and a short 18 hole golf course. Dolton and Winkleigh also offer excellent Primary Schools and Winkleigh has a new Leisure Centre offering crown green and indoor bowls, snooker, table tennis and active football and tennis clubs.

DESCRIPTION 1 West Mead is a semi-detached village bungalow situated on the very edge of Riddlecombe. The bungalow was built in the 1960s and is of modern, grey brick faced construction set under an interlocking concrete tiled roof with modern uPVC double glazed windows, doors, soffits, barge boards, fascias etc, ensuring minimal maintenance. Internally the comfortable accommodation includes a central Hall, a Sitting Room with an ornamental fireplace, a good sized Kitchen/Dining Room, two good sized Double Bedrooms and a Bathroom, which would benefit from some updating. 1 Westmead also benefits from a wood pellet boiler providing domestic hot water and servicing radiators. Outside and at the front of the bungalow there is off-road parking for at least two cars with a lawned garden to one side, whilst at the rear is a further enclosed garden, Patio and large Garden Shed, which adjoins the farmland beyond Riddlecombe and affords lovely rural views. In all, 1 West Mead offers the opportunity of a good sized and attractive bungalow and situated in a peaceful rural village.

ENTRANCE From the Front Garden, a Storm Porch gives way to the Front Door opening into the

ENTRANCE HALL A good sized hall with attractive pine doors off to the to the Sitting Room, Kitchen/Dining Room, the Bedrooms and the Bathroom. The Hall has coat hanging space on one side, a telephone point and radiator on the other and is finished with an attractive stone tiled floor. There is also a hatch to the Roof Space with has an extending loft ladder, is mostly boarded and fully insulated.

SITTING ROOM 13' 6" x 9' 0" (4.11m x 2.74m) min, plus a deep recess to one side of the fireplace. The Sitting Room is set at the front of the bungalow and has a picture window overlooking the Front Garden, with a radiator below. At the rear is a rendered fireplace housing a cast iron multi-fuel stove with TV point to one side.

KITCHEN/BREAKFAST ROOM 13' 6" x 10' 0" (4.11m x 3.05m) A good sized room set at the rear of the bungalow with a window overlooking the Rear Garden and affording glorious views over the adjoining farmland. The Kitchen is fitted with a range of laminate floor units along one wall set under a butcher's block work surface with attractive tiled splashbacks and which include & incorporate space & point for an electric cooker, a single drainer stainless steel sink unit with a mixer tap, space & plumbing for a washing machine and dishwasher, and space & point for a fridge/freezer. In one corner there is a wood pellet boiler with matching tiled splash backs providing domestic hot water and servicing radiators, whilst at the rear there is a Winkleigh Pine larder cupboard. The Kitchen/Dining Room also houses the electric meters & fuse boxes, a half glazed Back Door leading out to the Garden, door to the Rear Hall and radiator.

REAR HALL A small but useful Rear Hall with a half glazed obscure glass Back Door opening to the side of the bungalow. At the rear is space & vent for a tumble dryer.

BEDROOM 1 11' 8" x 10' 10" (3.56m x 3.3m) Returning to the Hall a door leads into Bedroom 1, set at the front of the

bungalow with a picture window overlooking the Front Garden with radiator to one side.

BEDROOM 2 9' 8" x 9' 8" (2.95m x 2.95m) Set at the rear of the bungalow with a picture window at the rear affording the glorious rural views beyond the Garden. Radiator.

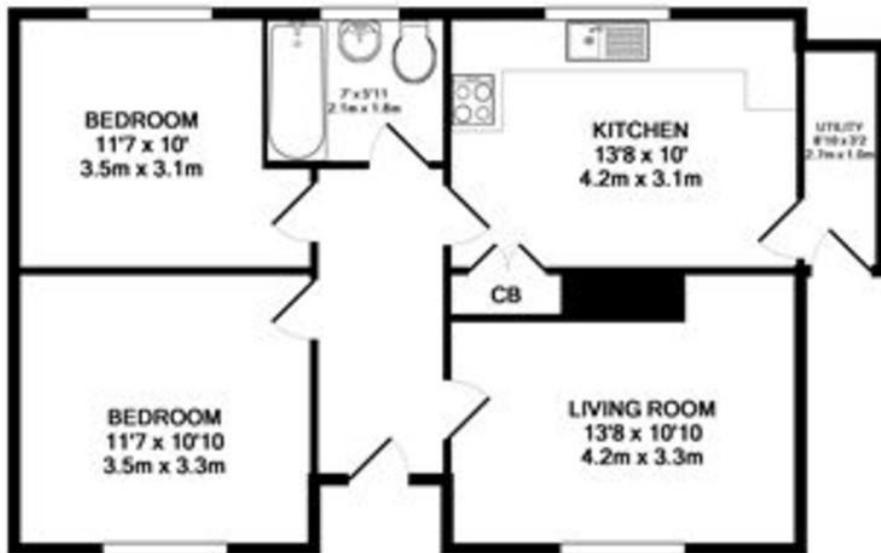
BATHROOM Again set at the rear of the bungalow, fully tiled and fitted with an enamel panel bath with an 'Aquatronic 2' electric shower over; a wash hand basin to one side, and a WC. The Bathroom has an obscure glass window at the rear and a radiator on one side.

OUTSIDE From the wide lay-by at the front of the bungalow, a gravel drive providing parking for at least two cars, gives access across the level Front Lawns to the Storm Porch and Front Door. The path continues around to the side of the bungalow, passes the Back Door into the Rear Hall, and continues to the Rear Garden. The Rear Garden is a super feature of 1 West Mead, being half level lawn and half paved and gravelled with a paved Patio at the rear. At the rear, the garden adjoins the farmland that surrounds Riddlecombe, and enjoys lovely rural views, whilst on one side is a most useful timber and GI Garden Shed about 15' x 6' (4.57m x 1.83m). The Rear Garden also has an outside tap.

SERVICES Mains electricity, mains water and mains drainage. Wood Pellet Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations.

VIEWINGS Strictly by appointment through the agent. Out of Hours Please Call 01769 580024





TOTAL APPROX. FLOOR AREA 739 SQ.FT. (68.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band A

TENURE

Freehold

LOCAL AUTHORITY

Torrige District Council

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements