



## 17 Ladybird Lane

High Moor Estate, Winkleigh EX19 8BX

- Newly Built Detached Bungalow
- Open Plan Kitchen/Dining/Living Room
- Three Bedrooms
- En-Suite to Main Bedroom

Rent ~ £1,250 pcm



THE KEENOR ESTATE AGENT



**SITUATION** The rural Devonshire village of Winkleigh offers an excellent range of facilities and amenities including local shops, a butcher, Post Office, doctors' surgery, veterinary practice, Church, two public houses, a mobile bank and library, and a primary school. The village and community also offer 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** 17 Ladybird Lane is a brand-new detached bungalow recently completed to a high standard by Allison Homes on the new High Moor Development situated towards the outskirts of Winkleigh, offering immaculately presented unfurnished accommodation with the benefit of full uPVC double glazing throughout, oak board flooring and LPG Gas central heating. Internally the spacious and well laid out accommodation briefly comprises an open-plan dual aspect Kitchen/Dining/Living area with modern fitted Kitchen and integrated appliances, Utility Room, Three Bedrooms, En-suite Shower Room and a family Bathroom. Outside and to the rear of the property is a fully enclosed split-level Garden with patio area. The property also benefits from off-road

parking for two cars and a single Garage.

**ENTRANCE** From the drive a flagstone path gives way across the Front Garden to a uPVC Front Door with inset glass lights and electric meter box to one side, opening into the

**HALLWAY** A light and spacious 'L' shaped hallway with doors off to all Principal Rooms and a further door into a good sized built-in storage cupboard, radiator to one side. The Hallway is finished with oak board flooring, loft hatch, smoke alarm, central ceiling pendant lights, central heating thermostat and fusebox.

**OPEN PLAN LIVING/KITCHEN/DINING AREA** A lovely feature room with oak board flooring and fully glazed double French Doors allowing good natural light and access into the Rear Garden. LIVING AREA a good sized area with window overlooking the front and radiator below, TV and telephone point, central ceiling pendant light. In one corner is a modern fitted KITCHEN to two sides under a butchers block worksurface with matching upstand and a range of integrated appliances comprising a built-in eye level stainless steel Bosh electric oven and grill, with integrated fridge/freezer to one side, a five ring LPG gas hob with glass splashback and stainless steel extractor hood over, whilst on the other side is a one and a half bowl stainless steel sink unit with mixer tap set below a window to the rear and integrated dishwasher below. Kitchen is finished with smoke alarm and central trio of spotlights. To one side is a good sized Dining Area with double French Doors overlooking and leading out to the Rear Garden, radiator and central heating thermostat control on one side, whilst on one wall a door leads into the

**UTILITY ROOM** including a range of matching fitted units along two walls comprising a stainless steel sink unit with mixer tap with cupboards below, space and plumbing for a washing machine and tumble dryer on one side with matching wall cupboard over. The Utility Room is finished with an extractor fan, central ceiling pendant light, oak board floor, radiator, whilst at one end a half obscure glazed uPVC door opens and leads out to the Rear Garden.

**MASTER BEDROOM** A good sized Double Master Bedroom with window to the rear, and radiator below, central ceiling pendant light, TV and Telephone Points, central heating thermostat control. On one side a door opens into the

**EN-SUITE SHOWER ROOM** With partially tiled walls matching modern white suite comprising a fully tiled shower cubicle with a 'Bristan' chrome mixer shower and rainfall shower head, sliding shower screen to one side. At one end is a low-level WC and pedestal wash hand basin with mixer tap, wall mounted mirror over and shaver point to one side. Finished with a chrome heated ladder towel rail, extractor fan and central trio of spotlights.

**BEDROOM TWO** Another Double Bedroom with window to the front and radiator below. Central heating thermostat and central ceiling pendant light.

**BEDROOM THREE** A single Bedroom with window to the front and radiator to one side, central ceiling pendant light, central heating thermostat control.

**OUTSIDE** From the shared drive over which 17 Ladybird Lane has a pedestrian and vehicular right of way, a tarmac drive allowing parking for two cars gives access into the Single Garage with metal up and over door, concrete floor, light and power connected. From the drive a flagstone path at the front of the bungalow gives access past the LPG Gas and electric meter boxes to the Front Door and a level area of lawn with newly planted hedge. At the side of the drive the flagstone path continues along the side of the bungalow to a wooden pedestrian gate opening onto the split-level Rear Garden with a good-sized flagstone patio area running the full width of the bungalow and giving access to the Kitchen/Dining/Living Area through the double French Doors and a further pedestrian door into the Utility Room. At one end a gravel path leads down the far side of the bungalow creating a useful storage area, whilst at the other end steps lead down to a good-sized level area of Garden, which has yet to be laid to lawn.

**BATHROOM** With partially tiled walls and matching white suite comprising a panel bath with stainless steel mixer tap low level WC and pedestal wash hand basin set below an obscure glazed window to the side. Bathroom is finished with a shaver point, extractor fan, wall mounted mirror and chrome heated ladder towel rail to one side and lino floor,

**SERVICES** Mains electricity, mains water and mains drainage. LPG Gas Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations. All services to be paid for in addition to the rent for the property.

**TENURE** The property is to be let unfurnished on a six month Assured Shorthold Tenancy (minimum). Possession will not be granted until the Agreement has been signed, references have been

taken up and the in-going funds have been paid (cleared funds).

**Please Note: No Pets.**

**RATES** The Tenant will be responsible for the Council Tax ~ Band D

Rent ~ £1,250 per calendar month, payable in advance by Banker's standing order.

In-Going Costs ~ A deposit in the sum of five weeks rent to be paid, which will be held by the Agent as stakeholder and returned to the Tenant at the end of the tenancy, providing the terms of the Agreement have been adhered to. One whole month's rent is to be paid in advance before taking occupation.

**APPLICATION DETAILS** We will require your photographic identification (i.e driving license and/or passport) and a copy of a recent Utility Bill from your current address. We will check your credit rating as well as seek references from your employer and current/previous landlords. You will be referenced by 'Let Alliance' who will contact you directly and ask you to submit information to them online by following a related link, which they will email to you.

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



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax band D

### TENURE

Six Month Assured Shorthold

### LOCAL AUTHORITY

Torridge District Council

### OFFICE

Bonds Corner House  
Fore Street  
Chulmleigh  
Devon  
EX18 7BR

**T:** 01769 580 666

**E:** enquiries@keenors.co.uk

**W:** www.keenors.co.uk

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