



Berescott, Roborough, Winkleigh, Devon, EX19 8SX



**John  
Smale**  
& CO. est 1900



## Berescott, Roborough, Winkleigh, Devon, EX19 8SX

### £450,000

Situated within the heart of this pretty rural village and nestled into a tucked away position, down a private road is Berescott, an attractive detached bungalow, next to St Peters Church, which dates back to the 15th Century. It is also just a short stroll away from the popular village pub called 'The New Inn', and some lovely countryside walks.

The home has been extensively renovated and refurbished by the current vendors, now offering spacious and flexible accommodation, all finished to a high standard. After entering the welcoming entrance hall, a door leads off to the generous 20' long living room with an open fireplace and bay window. A further door from the hall leads to the fabulous fitted kitchen with dining area and oil fired Rayburn. The well equipped kitchen benefits from an integrated dishwasher, space and plumbing for a washing machine/dryer, a wide range of fitted cupboards and drawers and space for a large fridge/freezer. Leading off from the kitchen is a further room which currently serves as study/hobbies room but could also make a third double bedroom if required. There are two good sized double bedrooms, one at the front and one at the rear of the bungalow, enjoying pleasant outlooks over the attractive landscaped gardens. To complete this 'turn key' property is the stylish refitted shower room suite, that should be very appealing to buyers.

Outside, the bungalow is approached via a private road, which gives access to the private drive, where there is off road parking for several cars and easy access to the garage. You will find well maintained landscaped gardens to the front and rear of the property, along with an additional area of garden to the side, laid mainly to lawn, with a useful storage shed. The rear garden again enjoys a private outlook with the St Peters Churchyard to the rear.

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Detached Three Bedroom Bungalow  
Semi-Rural Village Location  
Lovely Countryside Walks  
Extensively Refurbished & Renovated  
Superb kitchen with Dining Area  
Cosy Lounge with Log Burner  
Garage and Private Driveway Parking  
Stylish Bathroom Suite  
Attractive Landscaped Gardens  
Tranquil & Peaceful Setting



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## Hallway

3.06m x 3.62m (10' 0" x 11' 11")

## Living Room

6.18m x 3.68m (20' 3" x 12' 1")

## Kitchen/Dining Room

5.56m x 3.37m (18' 3" x 11' 1")

## Bedroom One

3.67m x 3.39m (12' 0" x 11' 1")

## Bedroom Two

2.66m x 4.00m (8' 9" x 13' 1")

## Bedroom Three /Study

2.72m x 3.36m (8' 11" x 11' 0")

## Bathroom

1.84m x 3.00m (6' 0" x 9' 10")

## Outside

A five-bar gate gives access to the generous driveway, providing parking for several cars. The drive also leads to a garage. The vendors have taken great time and effort to create the beautiful landscaped gardens, that are found to three sides of the property. There are lawn areas, flower beds, raised decked seating terrace, mature trees and pretty borders.

## Property Facts

Vendors status. Needs to find.  
Age of property. Approx. 1970's.  
Barnstaple. Approx. 13.5 Miles.  
Exeter. Approx. 29 Miles.  
High Bickington. Approx. 4.2 Miles.  
Tenure. Freehold.  
Chulmleigh. 10 Miles.  
Torrington. Approx. 5.5 Miles.

## SERVICES

Mains services connected. Electric & Water.

Oil Fired Central Heating controlled by Rayburn.

Council Tax Band. D.

EPC Rating. E.

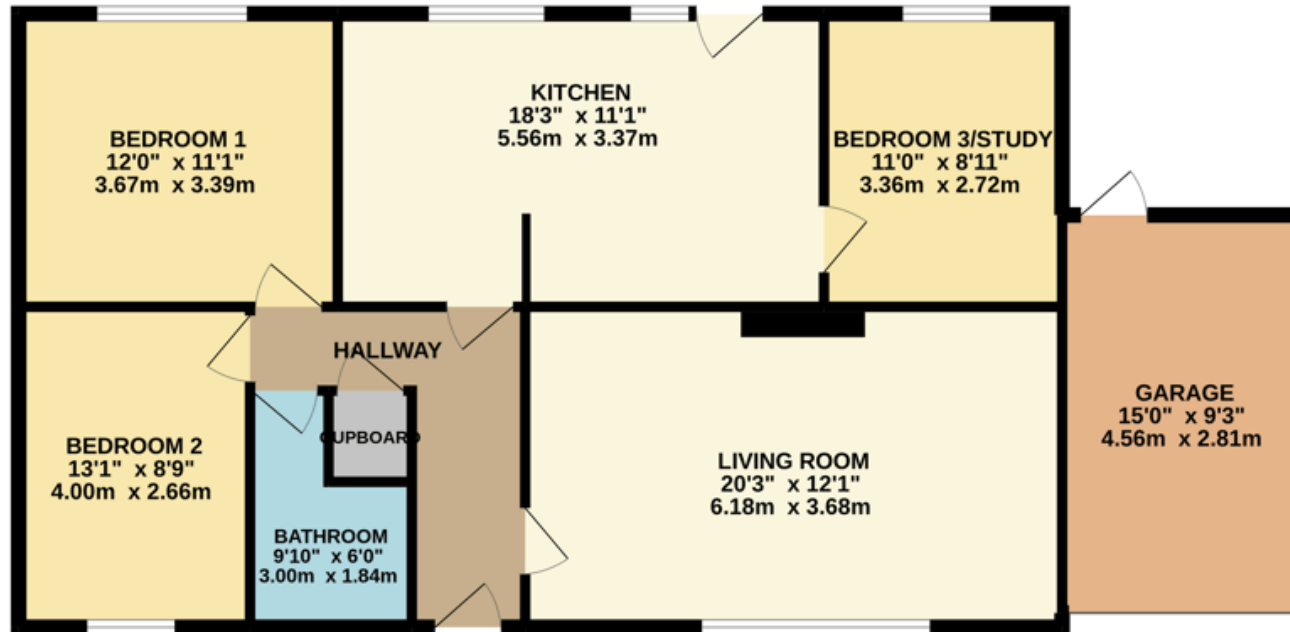
## DIRECTIONS

After entering the centre of Roborough on West Road, you will pass St Peters Church on your right hand side. Take the next right hand turn and then right again, down a private road. The property can be found directly in front of you, at the end of the road.

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## GROUND FLOOR



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