



Park Place, Eggesford Road, EX19 8JN

Offers in excess of £165,000

Introducing Park Place, a three-bedroom end of terrace home located in the charming village of Winkleigh. This property presents an exciting opportunity for renovation and customisation, allowing you to create a home tailored to your taste and needs. With a small courtyard to the rear and an outside area off the first-floor hallway, this property offers unique potential and excellent value.

Winkworth

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Entrance Hall: Welcoming entrance with potential for storage and access to the main living areas.

Sitting Room: A spacious living area with potential to be transformed into a cozy and inviting space for relaxation and entertainment.

Dining Room: Adjacent to the sitting room, offering a space for family meals and gatherings.

Kitchen: An area ready for a complete makeover, with the potential to design a modern and functional kitchen to suit your needs.

Utility Room: Conveniently located next to the kitchen, providing additional space for appliances and storage.

Breakfast Room: Positioned off the kitchen, perfect for casual dining and morning meals.

Downstairs WC: A practical addition to the ground floor, providing convenience for guests and daily use.

Bedroom 1: Generous master bedroom with ample natural light, providing a blank canvas for your design ideas.

Bedroom 2: Well-sized second bedroom, perfect for children, guests, or as a home office.

Bedroom 3: A comfortable third bedroom that can serve multiple purposes, such as a nursery, guest room, or hobby room.

Bathroom: Ready for refurbishment, offering the chance to create a modern and stylish family bathroom.

Outside:

Small Courtyard: A quaint and private courtyard at the rear of the property, perfect for creating a compact garden or outdoor seating area.

First-Floor Outside Area: Accessible from the first-floor hallway, this unique outdoor space offers potential for a small terrace or balcony, providing additional outdoor living space.

Location:

Winkleigh is a picturesque village known for its friendly community, local amenities, and beautiful countryside. The property is conveniently located within easy reach of local schools, shops, and public transport links, making it an ideal choice for families, professionals, and retirees looking for a project with potential.

Additional Information:

Tenure: Freehold

Council Tax Band: C

Broadband: Superfast Fibre Broadband Available

Freehold

Council tax Band: C

Mains electric and water.

Drainage: there is an internal septic tank that pumps to the mains sewerage system.



Key Features:

Three Bedrooms: Spacious and well-proportioned bedrooms, providing ample room for a family or guests.

End of Terrace: Positioned at the end of a charming terrace, offering additional privacy and a sense of space.

Refurbishment Opportunity: The property needs complete refurbishment, presenting a blank canvas for you to design and personalise your dream home.

Small Courtyard: A quaint courtyard at the rear of the property, ideal for a compact garden or outdoor seating area.

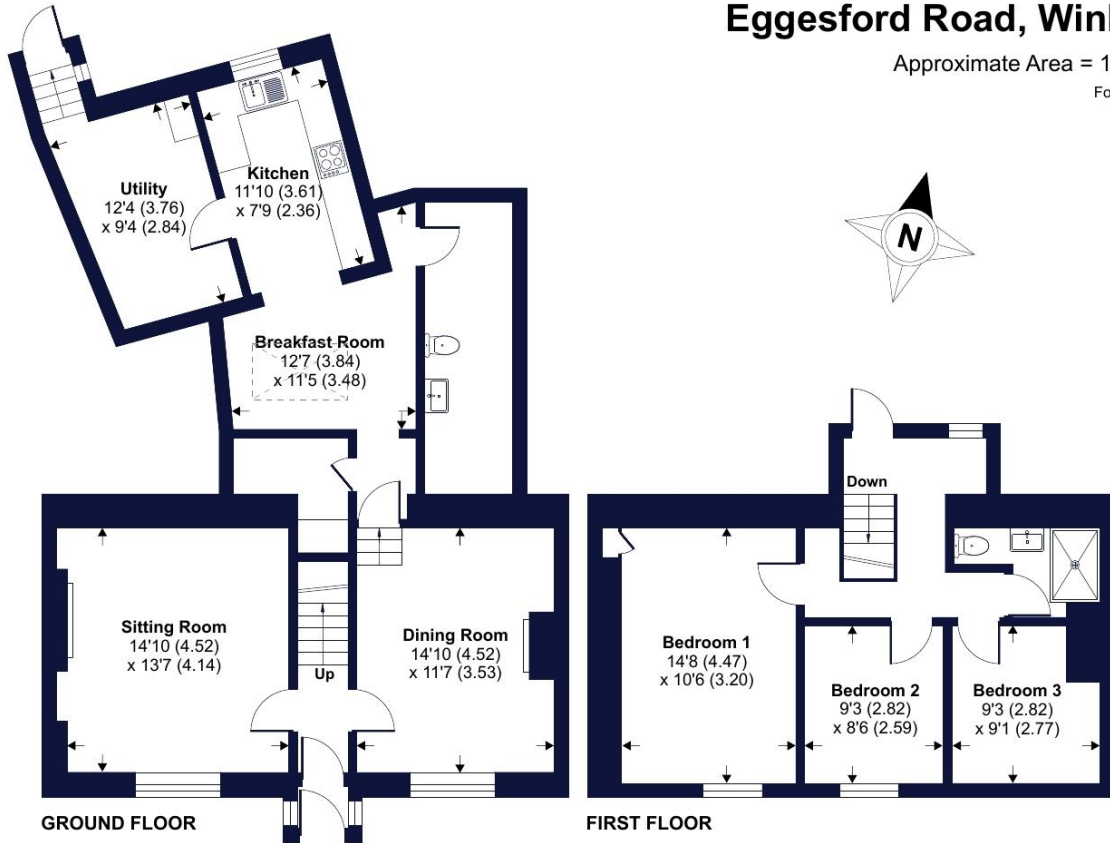
First-Floor Outside Area: Unique outdoor space accessible from the first-floor hallway, offering potential for a small terrace or balcony.

Competitive Price: For sale at offers in excess of £165,000, this property offers exceptional value and the chance to create a bespoke home.

Eggesford Road, Winkleigh, EX19

Approximate Area = 1381 sq ft / 128.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1159960



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
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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