



## South View, Westleigh, EX16 7HR

Charming Three Bedroom Home in Westleigh – Spacious Living, Private Garden, and Idyllic Rural setting close to many local amenities and travel links.

**Winkworth**

[Winkworth.co.uk](http://Winkworth.co.uk)

Crediton: 01363 773757  
[crediton@winkworth.co.uk](mailto:crediton@winkworth.co.uk)

Exeter: 01392 271177  
[exeter@winkworth.co.uk](mailto:exeter@winkworth.co.uk)

Tiverton: 01884 675 675  
[tiverton@winkworth.co.uk](mailto:tiverton@winkworth.co.uk)





## DESCRIPTION:

Located in the picturesque village of Westleigh, this beautifully presented Three-bedroom terraced property offers a blend of rural charm and modern practicality. Boasting a spacious layout, private outdoor space, and easy access to local amenities, this home is perfect for families or individuals seeking a peaceful countryside lifestyle with the convenience of travel links nearby.

On the ground floor, the property benefits from two separate front entrances. One entrance leads into a welcoming hallway, setting the tone for the home, while the other provides direct access to a utility area—perfect for practicality and convenience. The main living space features an open-plan design that combines the lounge and dining area, creating a bright and versatile area for both relaxing and entertaining. The lounge/diner is spacious, with ample room for comfortable seating and dining furniture, making it the heart of the home. Adjacent to this is the generously sized kitchen, offering plenty of counter space and storage to cater to culinary needs while maintaining a warm and inviting feel.

Upstairs, the property continues to impress with three well-proportioned bedrooms, each offering generous space and natural light. The layout ensures flexibility, allowing the rooms to serve as bedrooms, home offices, or hobby spaces as needed. The upstairs family bathroom is thoughtfully designed to accommodate the needs of the household, providing convenience and comfort.

## OUTSIDE:

To the rear of the property is a fully enclosed private garden, offering a serene outdoor retreat. Whether you are hosting outdoor meals, gardening, or enjoying a moment of peace, this space is perfect for relaxation and recreation. The garden's privacy makes it an excellent area for families with children or pets.

Set in the idyllic village of Westleigh, the property enjoys a lovely rural location while remaining close to local amenities and travel links. The village itself offers a welcoming community atmosphere, and the surrounding countryside provides stunning landscapes and outdoor activities. For those needing to travel further afield, nearby transport options ensure connectivity to surrounding towns and cities.

This Three-bedroom terraced home offers a wonderful opportunity to embrace the tranquillity of rural living without sacrificing modern comforts. Spacious, versatile, and full of charm, this property is the perfect place to call home.

Council Tax: Band B - Mid Devon

Services: Mains Electric and Water.

Broadband: Superfast Broadband Within This Postcode. (checked on Openreach 26.11) Fibre to the Cabinet.

Mobile Signal: You are likely to get good coverage. (checked on Ofcom 26.11)

Tenure: Freehold

Directions:- Using the what3words app, search:-  
[bagpipes.mysteries.thumps](https://www.what3words.com/)





### **AT A GLANCE:**

- Terraced Property**
- Rural Location**
- Very Well Presented Throughout**
- Front Garden**
- Lounge/Diner**
- Private Enclosed Rear Garden**
- Uffculme Catchment**
- Good Travel Links**

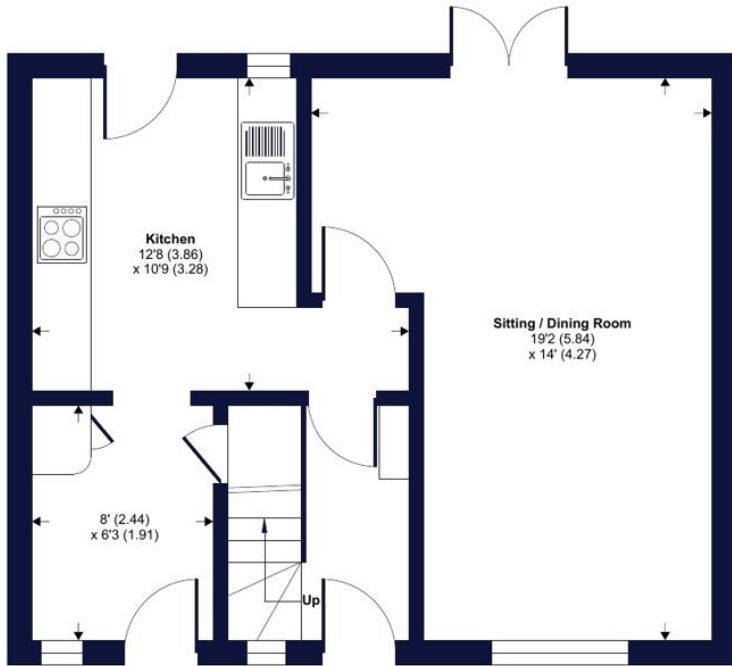
### **PROPERTY INFORMATION:**

- Freehold**
- Council Tax Band: B**
- Mains Electric, Water and Drainage.**

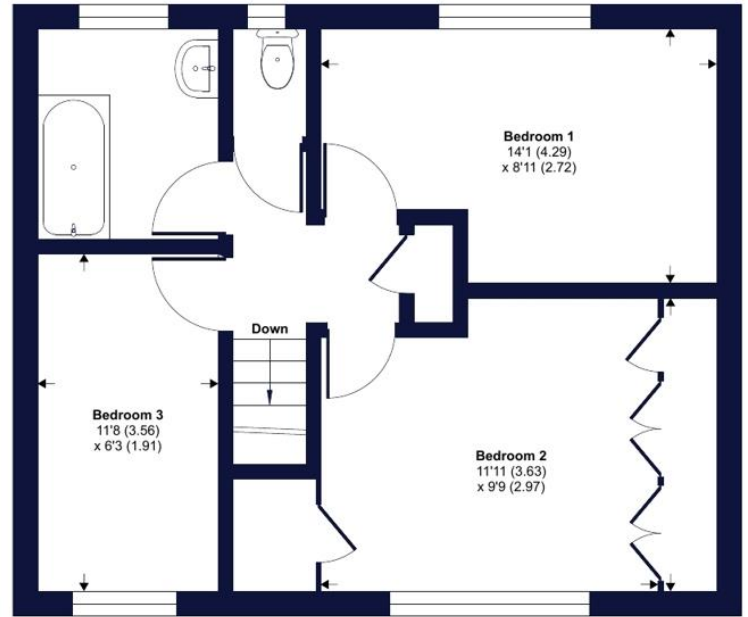
# South View, Westleigh, Tiverton, EX16

Approximate Area = 888 sq ft / 82.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Winkworth. REF: 1218911

Winkworth

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.

Winkworth

Crediton: 01363 773757  
crediton@winkworth.co.uk

Exeter: 01392 271177  
exeter@winkworth.co.uk

Tiverton: 01884 675 675  
tiverton@winkworth.co.uk