





Eastwick Barton, Nomansland, EX16 8PP

A well-presented four-bedroom semi-detached house, tucked away in a desirable village cul-de-sac. Offering spacious and versatile accommodation throughout, the property further benefits from a garage and off-road parking.

Winkworth

Winkworth.co.uk

Crediton: 01363 773757 Exeter: 01392 271177 Tiverton: 01884 675 675

crediton@winkworth.co.uk exeter@winkworth.co.uk tiverton@winkworth.co.uk






DESCRIPTION:

A well-presented four-bedroom semi-detached family home situated in the sought-after village of Nomansland, offering spacious and versatile accommodation over two floors, together with a garage, driveway parking and attractive enclosed rear gardens. The village benefits from a cricket pitch and the popular Mount Pleasant Inn.

The property opens into an entrance hall with cloakroom and stairs rising to the first floor. The spacious sitting room enjoys a front aspect and features an attractive brick fireplace with inset wood-burning stove. Double doors lead through to the kitchen/breakfast room, fitted with a range of wall, base and drawer units, integrated oven and grill, electric hob, ceramic sink and space for a fridge/freezer and dishwasher. There is ample room for a dining table and chairs.

A useful utility room provides additional storage, sink and plumbing for a washing machine and tumble dryer, with the oil-fired boiler housed here. An integral door leads to the garage, while a further door provides access to the rear garden. French doors from the dining area open into the conservatory, which enjoys a pleasant outlook over the gardens.

Upstairs are four well-proportioned double bedrooms. Bedroom One benefits from a front aspect, built-in wardrobe and en-suite shower room, while Bedrooms Two and Three enjoy rear aspects and Bedroom Four has a front aspect. The family bathroom is fitted with a bath with shower over, WC and wash hand basin.

OUTSIDE:

Outside, the fully enclosed rear garden is predominantly paved, providing an ideal space for outdoor dining and entertaining, with established borders, mature shrubs and trees. Further features include a large summer house, greenhouse and storage shed.

INFORMATION:

Council Tax: Band D - Mid Devon

Services: Mains Water, Mains Electric and Oil-fired central heating

Broadband: Ultrafast Full Fibre Available Within This Postcode, Fibre to the Premises.

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

tabs.cutlets.expectant







AT A GLANCE:

Four double bedrooms
Semi-detached
Kitchen/breakfast room
Utility room
Conservatory
Garage
Driveway parking
Enclosed rear garden
Summer house
Sought-after village location

PROPERTY INFORMATION:

Freehold
Council tax Band: D
Mains electric, water and drainage.





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 Exeter: 01392 271177 Tiverton: 01884 675 675

crediton@winkworth.co.uk exeter@winkworth.co.uk tiverton@winkworth.co.uk