



OKEHAMPTON

Offers Over **£290,000**

Modern 4-Bed Home with Garden & Parking for Two Cars

 4 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: C (71)

MILLER TOWN & COUNTRY
exp UK



- » Spacious Four Bedroom Home
- » Quiet Cul Du Sac Location
- » Parking & Garden
- » Modernised & Remodelled
- » Gas Central Heating & Double Glazed
- » Close to Town and A30 Corridor
- » Exeter 23 Miles
- » Easy Access to Dartmoor

The Property

This wonderful semi detached four bedroom town house is offered in good condition throughout, having over recent years been modernised and remodelled to provide surprisingly spacious living accommodation. Set over three floors there is a bedroom, shower room and utility on the lower ground floor, a sitting room with conservatory extension and well equipped modern kitchen-diner on the ground floor and a further three bedrooms and bathroom on the first floor.



Location

The property is located in the bustling town of Okehampton which is situated on the northern fringes of Dartmoor National Park where you can find miles of stunning countryside and walks. The town offers a great range of independent shops, primary and secondary schooling and three supermarkets (one of which is a Waitrose). Exeter is easily accessible by rail or via the A30, and offers a more comprehensive retail center as well as additional rail, road and air links. The beautiful north coast beaches are about 40 minutes away.



Accommodation

Ground Floor

Entrance Hall 6' 4" x 20' 1"

Bedroom 4 8' 0" x 15' 10"

Shower Room/WC 8' 9" x 6' 2" (max) (L-Shaped)

Utility Room 8' 0" x 8' 10"

First Floor

Kitchen/Diner 15' 0" x 15' 9" (max) (L-shaped)

Sitting Room 15' 1" x 10' 6"

Conservatory 12' 8" x 9' 0"

Second Floor

Bedroom 1 15' 0" x 9' 0"

Bathroom/WC 7' 5" x 6' 2" (max)(irregular shape)

Bedroom 2 8' 4" x 10' 10"

Bedroom 3 6' 4" x 10' 7"

Outside

To the front of the property is tarmac driveway, and further gravelled hardstanding providing off road parking for 2 cars. To the side of the property is a gated access leading to a useful storage area. Steps from here lead up to the enclosed lawned garden with gravelled sun terrace /seating area.

Services: Mains electricity, gas, water, drainage. Superfast broadband.

Local Authority: West Devon Borough Council

Council Tax Band: C

Tenure: Freehold





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VIEWING: Strictly through the
vendor's sole agents

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