



OKEHAMPTON

OFFERS OVER **£425,000**

Turn Key 4 Bed Detached House with Gorgeous Garden

 4 Bedrooms

 2 Bathrooms

 2 Reception Room

 EPC Rating: B (89)

**MILLER**
TOWN & COUNTRY



- » Outstanding 4 Bedroom Home
- » Ready to Move In & Enjoy
- » Immaculately Presented Inside & Out
- » Garage & Parking for 4 Cars
- » Manicured Rear Garden
- » Impressive Eco Credentials (EPC B / 89)
- » Still Under Warranty

The Property

If you are looking for a modern home with solid eco credentials (EPC B / 89), warranty in place, and none of the headaches of a snagging list and cost of landscaping, you must view this property! This fantastic 4 bedroom detached house is in pristine condition and is less than 4 years old, with the balance of warranty in place. The property is on the popular Romansfield development, and benefits from traditional block and brick cavity wall construction. The current owners purchased the property new and have curated this house into a warm and welcoming home, with superb finishes, neutral and tasteful decoration, and a landscaped rear garden with patio, pergola, greenhouse and lawn. The property benefits from a large and bright kitchen / diner / family room, separate living room, utility room and WC on the ground floor. On the first floor are 4 bedrooms, one with en suite, and a family bathroom.

Location

The property is located in the vibrant town of Okehampton and is a short distance from the town's amenities including 3 supermarkets and a wide variety of shops and services. An Ofsted rated 'Good' primary school is only steps away, and the town also benefits from secondary schooling. Outdoor lovers can access the wild landscape of Dartmoor (cont)



Location (cont)

in minutes, and the stunning North Coast beaches are under an hour away. A rail link provides connectivity to Exeter and the main Penzance to London Paddington line, and the A30 corridor is on the doorstep. The city of Exeter offers an extensive commercial and retail centre as well as additional road and air links.

Ground Floor

Kitchen/Diner/Family Room 24'9" x 12'7"

Living Room 11'5" x 16'1"

Utility 5'4" x 6'3"

First Floor

Bedroom 1 11'5" x 13'6"

En-Suite 7'10" x 3'9"

Bedroom 2 8'1" x 13'1"

Bedroom 3 9'3" x 10'7"

Bedroom 4 8'7" x 7'0"

Bathroom 5'6" x 10'3"

Outside

Detached single garage, driveway parking for up to 4 cars and lawned garden to front. To the rear is a beautifully landscaped garden with a pergola over a patio, a lawned garden and a robust timber framed greenhouse.

Services: Mains electricity, gas, drainage & water.
Solar panels in place

Council Tax Band: E



Not to Scale. Produced by The Plan Portal 2023
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VIEWING:

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**CONSUMER PROTECTION FROM UNFAIR
TRADING REGULATIONS 2008:**

These particulars are believed to be correct
but their accuracy is not guaranteed nor do
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