



OKEHAMPTON

GUIDE PRICE **£425,000**

Substantial 4 Bedroom / 3 Storey House

 4 Bedrooms

 3 Bathrooms

 1 Reception Room

 EPC Rating: D (67)

**MILLER**  
TOWN & COUNTRY



- » Sizable 4 Bedroom Home
- » Set over 3 Storeys
- » Quiet Location Near Town Centre
- » Generous Double Garage
- » Driveway Parking for 4 Cars
- » Enclosed Rear Garden
- » Impressive Views to Rear

## The Property

This 4 bedroom home has nearly 1,800 square feet of total floor space spread across 3 floors.

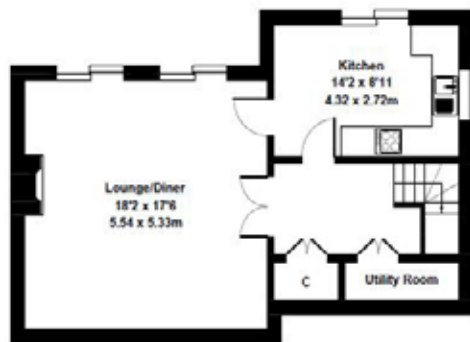
The front door opens onto the ground floor hallway where a spacious double bedroom, shower room, study and the approximately 18' x 18' double garage are located. Up on the first floor are 3 additional double bedrooms, one of which includes an en suite shower room, and the family bathroom. The heart of the home is located back down on the lower ground floor.

The approximately 18' x 17' living/dining room is filled with light and leads onto the enclosed rear garden via two fully glazed sliding doors, perfect for outdoor entertaining on warm summer evenings. Beyond this you have a practical dual aspect kitchen/breakfast room and a utility area. The rooms of this spacious home are comfortably sized throughout, and there are attractive views across town toward Upcott Hill from the rear rooms.

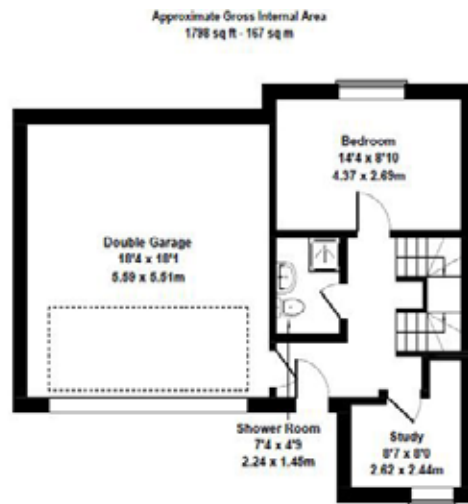


## Outside

Lawned front garden. Driveway parking for up to 4 cars. Enclosed rear garden, primarily laid to lawn, with flower and shrub borders.



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

## Lower Ground

Lounge/Diner 18'2" x 17'6"

Kitchen 14'2" x 8'11"

Utility Room

## Ground Floor

Study 8'7" x 8'0"

Shower Room 7'4" x 4'9"

Bedroom 1 14'4" x 8'10"

Double Garage 18'4" x 18'1"

## First Floor

Bedroom 2 12'11" x 10'4"

En-Suite 6'4" x 3'11"

Bedroom 3 15'4" x 9'4"

Bedroom 4 11'4" x 8'7"

Bathroom 7'6" x 7'4"

## Location

The property is located in the vibrant town of Okehampton, tucked away in a quiet location and within walking distance of the town's amenities including 3 supermarkets and a wide variety of shops and services. 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.

**Services:** Mains electricity, gas and water. Gas fired central heating.

**Council Tax Band:** E



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**VIEWING:**

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**CONSUMER PROTECTION FROM UNFAIR  
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These particulars are believed to be correct  
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