



OKEHAMPTON

O.I.E.O £250,000

Detached Home Near Town Centre

 3 Bedrooms

 1 Bathroom

 2 Reception Rooms

 EPC Rating: C (71)

  
MILLER  
TOWN & COUNTRY





- » 3 Bedroom Detached Home
- » Bright, Well Proportioned Rooms
- » Lovely Conservatory
- » Terraced Rear Garden
- » Private Parking & Garage
- » Quiet Location
- » Short Walk to Amenities

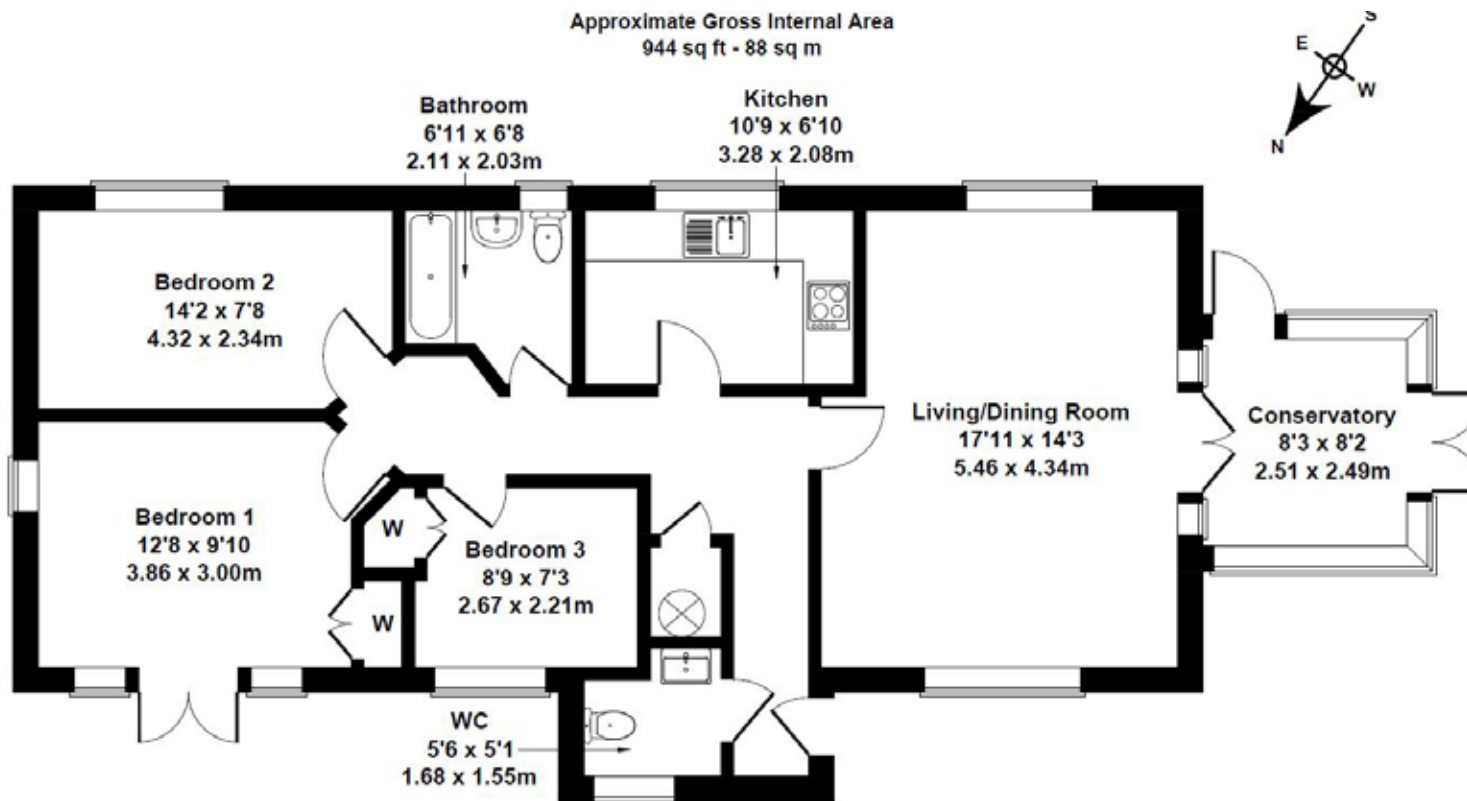
## The Property

This 3 bedroom bungalow is accessed via a short run of steps from the private parking area, and once inside everything is on the level. The central hallway leads to a WC and then to the oversized dual aspect reception room, with the light and bright conservatory at the far side. The modern kitchen is just next to the reception room and has work surfaces to 3 sides and plenty of storage, and the kitchen sink looks over the terraced rear garden. The 3 bedrooms and new shower room are further along the hall, with the primary bedroom having a charming balcony accessed via french doors. The property has been meticulously maintained and is ready to move in!



## Outside

The rear garden has had extensive works undertaken in the last few years with terraced areas, raised beds and rainwater collection system. There are also a timber shed, greenhouse and patio areas. To the front is private parking and a single garage with power connected.



Not to Scale. Produced by The Plan Portal 2024  
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## Location

The property is within walking distance to Okehampton town centre, which boasts a wide range of leisure activities including golf and squash clubs, and there is also a modern and well equipped gym and indoor pool. The town has three supermarkets, primary and secondary schooling and a range of retail outlets, bars, cafes and restaurants. Okehampton is situated on the northern fringes of Dartmoor National Park offering miles of stunning countryside and walks. Within the town is Simmons Park which is a superb example of an Edwardian park with river walks. The Town has a rail link to Exeter which is also easily accessible by car being only 23 miles away, up the A30 dual carriageway. Exeter offers a more comprehensive retail centre as well as additional rail, road and air links.

## Ground Floor

WC 5'6" x 5'1"

Living/Dining Room 17'11" x 14'3"

Conservatory 8'3" x 8'2"

Kitchen 10'9" x 6'10"

Bedroom 1 12'8" x 9'10"

Bedroom 2 14'2" x 7'8"

Bedroom 3 8'9" x 7'3"

Shower Room 6'11" x 6'8"

**Services:** Mains electricity, water, drainage and gas

**Council Tax Band:** C

**Tenure:** Freehold





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**VIEWING:**

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

These particulars are believed to be correct  
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