



OKEHAMPTON

GUIDE PRICE **£270,000**

Deceptively Spacious 3 Bedroom House

 3 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: C (79)

**MILLER**
TOWN & COUNTRY



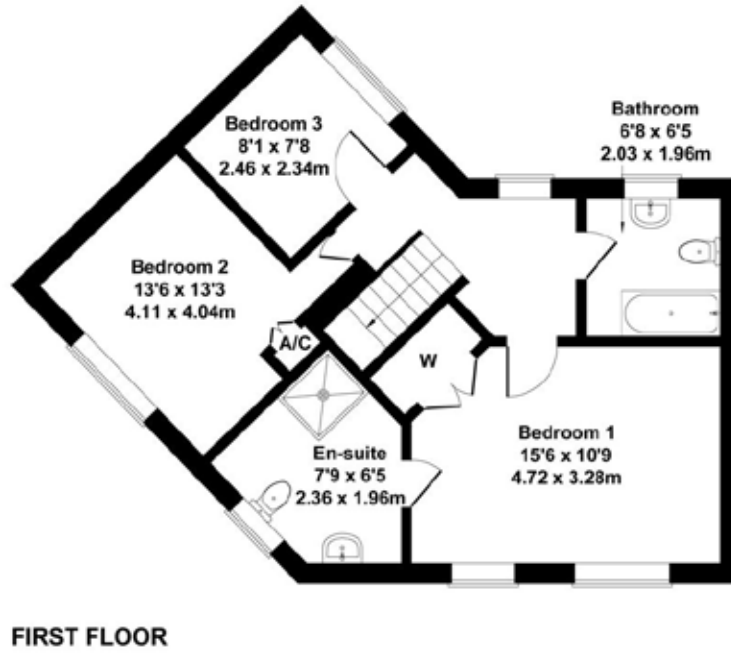
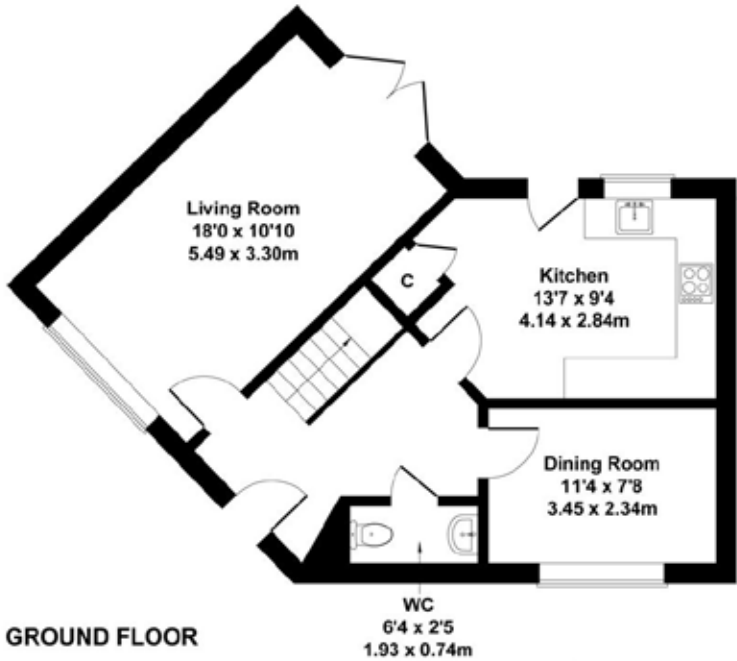
- » Outstanding Double-Fronted 3 Bed House
- » Large Primary Bedroom with En Suite
- » Light and Bright Throughout
- » 2 Reception Rooms
- » Enclosed Rear Garden
- » Private Parking for 2 Cars
- » Minutes from Town Centre

The Property

Don't miss out on this exceptional 3-bedroom home nestled in a sought-after locale. With surprising spaciousness, this property stands out from the typical terraced houses in the area with its two separate reception rooms, and it also has a striking stone exterior. Upon entry through the front door, you are greeted by a generously sized entrance hall leading to an expansive 18 ft living room, a dining room, a well-appointed kitchen, and a convenient WC. Upstairs are three inviting bedrooms and a family bathroom. The primary bedroom impresses with its nearly 16 ft length, complete with an en suite shower room and a built-in wardrobe. The second bedroom offers ample space as a double, while the third bedroom comfortably accommodates a single. Outside, is an enclosed low-maintenance garden at the rear, along with the added convenience of private parking for two cars nearby. This property is a true gem waiting to be explored.



Approximate Gross Internal Area
1154 sq ft - 107 sq m



Not to Scale. Produced by The Plan Portal 2024
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Location

The property is located in the vibrant town of Okehampton, tucked away in an elevated position 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.

Ground Floor

Living Room 10'10" x 18'0"
Kitchen 9'4" x 10'11"
Dining Room 11'4" x 7'8"
WC 6'4" x 2'5"

First Floor

Bedroom 1 15'6" x 10'9"
En-Suite 6'5" x 7'9"
Bedroom 2 13'3" x 9'3" (Max)
Bedroom 3 7'8" x 8'1"
Bathroom 6'8" x 6'5"

Outside

To the rear is a private and enclosed garden with a low maintenance two tiered patio and lovely shrub and flower borders. To the front is a small garden with wrought iron fence and planters for seasonal flowers. There is private parking for 2 cars approximately 40 m from the front door.

Services: Mains electricity, gas, water and drainage. Broadband available.

Council Tax Band: C



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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
they form part of any contract.

