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7 Park View Terrace



Town Centre 0.5 miles, A30 2 miles, Exeter 25 Miles.

A deceptively spacious three bedroom, two reception room property located on the edge of the town.  
With easy walking distance of the train station and Dartmoor.

- Three Bedrooms
- Sitting Room
- Dining Room
- Kitchen & Utility Room
- Tiered garden
- Town Edge Position
- No Chain
- EPC Band F
- Council Tax Band C
- Freehold

Guide Price £215,000

#### SITUATION

The property is situated in Park View Terrace, a popular no through residential road within easy walking of the town centre, open moor and train station to Exeter and beyond. The Granite Way cycle trail which runs to the Dartmoor village of Lydford, can also be accessed at the top of Station Road, together with Okehampton golf course. The town offers an extensive range of shops, services and facilities. There are three supermarkets (including a Waitrose) a range of nationally and locally owned shops and businesses, together with a modern hospital and leisure centre in the attractive setting of Simmons Park. There is schooling from infant to sixth form level. The Dartmoor National Park offers hundreds of square miles of superb unspoilt scenery. From Okehampton there is direct access to the A30 dual carriageway providing a link to the city of Exeter with its M5 motorway, main line rail and international air connections. The countryside around Okehampton is particularly attractive with many opportunities for riding, walking and outdoor pursuits.

#### DESCRIPTION

A deceptively spacious three bedroom, two reception room property located on the outskirts of the town occupying an enviable elevated position with views over the town and surrounding countryside. In brief the property comprises, to the ground floor, a sitting room offering views over the town, a formal dining room, fitted kitchen, adjoining utility room and cloakroom. on the first floor a spacious landing opens to three bedrooms, a shower room and separate WC. Externally there is a multi-tiered garden to both the front and rear with plenty of space for keen gardeners and offering numerous seating areas. Off street parking can be found to the front. The property is offered with no onward chain and viewing is recommended.

#### ACCOMMODATION

Double glazed door to ENTRANCE PORCH: Glass panel door to ENTRANCE HALL: Staircase to first floor, doors leading to, SITTING ROOM: Fireplace with tiled hearth and electric fire, fitted shelving, window to front with attractive views over the town. DINING ROOM: Fireplace with tiled hearth, fitted shelving, window to rear. KITCHEN: Range of timber base cupboards and drawers with wall mounted cupboards over, space for cooker with extractor hood over. Stainless steel sink and drainer, plumbing and space for washing machine, window to side, door to UTILITY ROOM: Range of wall and base cupboards, double glazed door to garden with window to side, door to CLOAKROOM: Wash basin and WC.

FIRST FLOOR LANDING: Access to loft space with loft ladder, Velux roof lights, light and power connected, boarding and cupboards to eaves. Airing cupboard housing hot water tank, doors to, BEDROOM 1: Ornate fireplace, window to rear. BEDROOM 2: ornate fireplace, window to front elevation with views over the town. BEDROOM 3: Window to front with views. BATHROOM: Pedestal wash basin, large walk in shower cubicle with tiled surround and mixer shower, heated towel rail, two fitted cupboards, access to loft space, wide opening window to rear. SEPARATE TOILET: Comprising WC, heated towel rail, window to side aspect.

#### OUTSIDE

The property is approached from the lane via steps which lead up the front door, adjacent is a tiered area of garden with well established flower beds, shrubs and bushes. The rear garden is also tiered offering various seating areas and a greenhouse, combined with mature flowers, shrubs and borders. A gate at the rear opens to a footpath which leads directly out onto the open expanse of Dartmoor. At the front of the property is off road parking for approximately two vehicles.

#### SERVICES

Mains, electric, water and drainage.

#### DIRECTIONS

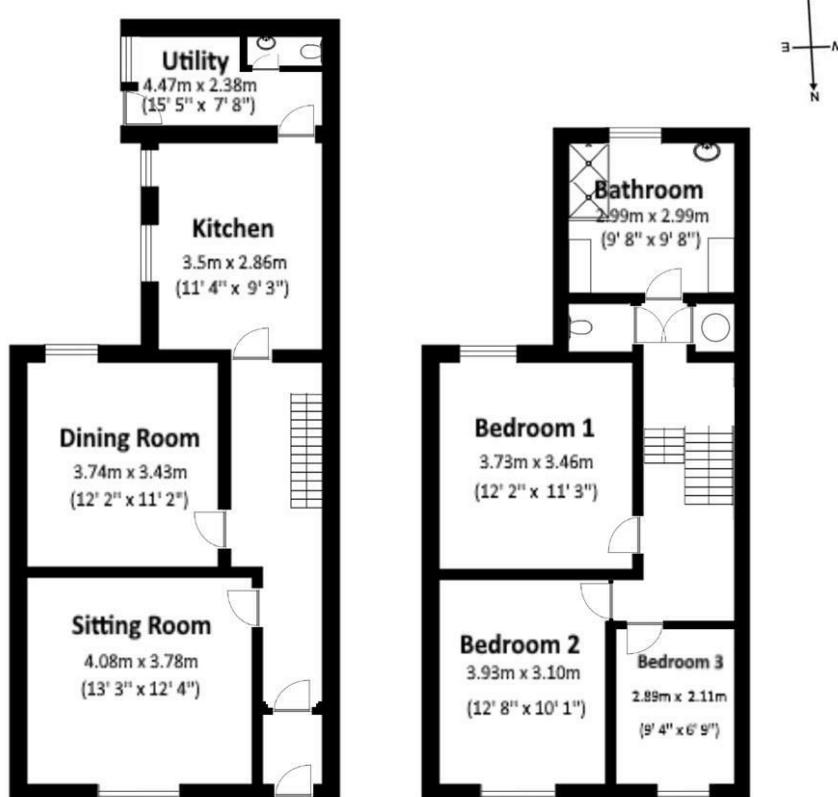
From Okehampton Fore Street turn left into George Street, taking the third right hand turning into Station Road just after the Post Office. Proceed up Station Road turning left by the monument, proceed past the Train Station and under the railway bridge and as you climb up the hill, bear left and 7 Park View Terrace will be found at the far end on the right hand side.

#### AGENT'S NOTE

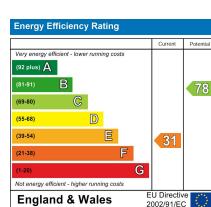
There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department would be more than happy to assist with achievable rental figures in the current market and also provide further information about the letting services on offer. They can be contacted on 01822 619818 and 01837 659430 or rentals.westdevon@stags.co.uk.



Approximate Area = 1170 sq ft / 108.6 sq m



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



11 Charter Place, Market Street, Okehampton, Devon, EX20 1HN

01837 659420

okehampton@stags.co.uk

stags.co.uk