



Plot 91 Senate Street, Okehampton, EX20 1FW

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A newly constructed, double fronted four bedroom detached family home, with gardens. garage and parking.

Town Centre 1 Mile, A30 1 Mile, Exeter 24 Miles.

• 4 bedroom detached • Sitting And Dining Room • Study • Three Bathrooms • Garden • Parking And Garage • 10 year ICW BUILD WARRANTY • Council Tax TBC • Freehold

Guide Price £395,000

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## SITUATION

Abbeyford Vale is a prime modern development built by Adpad Okehampton, which can be found towards the north eastern edge of the town, approximately 1 mile distant. The properties are well situated, being within easy travelling distance of the A30 dual carriageway. Okehampton Town itself, has an excellent range of shops and supermarkets including a Waitrose, doctors surgery and dentist. There is schooling from infant (new Primary School within a short walk) to A-Level standard and numerous sports and leisure facilities including cinema, leisure centre and swimming pool in the attractive setting of Simmons Park. The A30 dual carriageway is easily accessible providing a direct link west into Cornwall or east to the cathedral and University City of Exeter with its M5 motorway, mainline rail and international air connections. The newly opened trainline to Exeter and beyond lies on the edge of the town, where you can also access the Granite Cycle Way and the beautiful expanse of Dartmoor.

## DESCRIPTION

A selection of newly constructed, double fronted, four bedroom detached family homes (Tennyson Design), located on the edge of Okehampton. The properties offer full double glazing and gas fired central heating, together with the benefit of a 10 year ICW Warranty. The open plan accommodation comprises, to the ground floor, a spacious kitchen/dining/living room. Together with a study and cloakroom. On the first floor, there is an en-suite to the main bedroom, together with three further bedrooms and a family bathroom. Whilst outside, the properties will offer driveway parking and a garage, turfed front and rear gardens, all finished to a very high specification.

## ACCOMMODATION

### GROUND FLOOR ACCOMMODATION

ENTRANCE HALL

CLOAKROOM

OPEN PLAN LIVING ACCOMMODATION CONSISTING OF:

LIVING ROOM 4.25m x 3.30m (13'11" x 10'9") and

KITCHEN/DINING AREA 7.30m x 3.70m (23'11" x 12'2") Into kitchen area.

SEPERATE STUDY 2.3m (into bay window) x 2.4m, 7'6" (into bay window) x 7'10"

### FIRST FLOOR ACCOMMODATION

BEDROOM ONE: 3.4m (excl wardrobe) x 2.65m 11'1" (excl wardrobe) x 8'8. PLUS EN SUITE SHOWER ROOM

BEDROOM TWO 3.30m x 2.90m (excl wardrobe) (10'10" x 9'6") (excl wardrobe)

BEDROOM THREE 3.2m (excl wardrobe) x 2.3m max, 10'6" (excl wardrobe) x 7'6 max

BEDROOM FOUR 2.80m x 2.65m max (9'2" x 8'8") max FAMILY BATHROOM

## SERVICES

Mains: Water, gas, electricity, and sewerage.

Broadband Coverage: Standard, Superfast and Ultrafast available (Ofcom)

Mobile Coverage: Indoor EE and Three likely.

## DIRECTIONS

From the A30 main exit for Okehampton follow the main B3260 into Okehampton. After approx. 1.6 miles turn right at the traffic lights onto Barton Road (B3215 Crediton Road) Continue on this road for 0.7 of a mile and look out for the Abbeyford Vale development on the left hand side just before leaving the town.

For SAT NAV purposes the postcode is EX20 1XJ.  
what3words octagon.driveway.coffee

## AGENT'S NOTE

Due to different build stages, the internal photos used are from pre-completed plots.

A detailed specification is available upon request.



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. Tenants 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.



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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (plus)	A		
81 (plus)	B		
69 (plus)	C		
55 (plus)	D		
39 (plus)	E		
21 (plus)	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	