



Okedene

Okedene, 129 Crediton Road, Okehampton, Devon, EX20 1NZ



Town Centre 0.5 Miles, A30 1.5 Miles,
Exeter 25 Miles.

A well presented 1930's built semi detached residence with off road parking, garage and generous garden.

- Sitting Room
- Kitchen/Dining Room
- Utility Room and Cloakroom
- Three Bedrooms
- Family Bathroom
- Generous Garden
- Parking and Garage
- Freehold
- Council Tax Band C
- EPC Band C

Guide Price £315,000

SITUATION

Okedene is situated alongside this popular residential road, on the eastern side of the town. Okehampton has an excellent range of shops and supermarkets including a Waitrose, doctors surgery and dentist. There is schooling from infant 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 towards Exeter with its M5 motorway, mainline rail and international air connections. On the edge of the town is the Train Station, Granite Cycle Way and the beautiful expanse of Dartmoor.

DESCRIPTION

A delightfully presented 1930's built, three bedroom semi detached house situated on this popular residential road. This lovely home benefits from double glazing and gas central heating, and retains some lovely original features which include bay windows to the front elevation, picture rails and fireplaces. The present vendors have tastefully updated the house in recent years, with the addition of a modern kitchen/dining room with matching adjoining utility room. Whilst on the first floor is a contemporary bathroom suite. A modern resin covered drive has created additional parking to the front, whilst there is a further parking space to the rear and garage (accessed over a shared drive). The rear garden is of a generous size, being primarily laid to lawn.

ACCOMMODATION

Via double doors to ENTRANCE PORCH: Tiled floor, door with decorative insert and window to ENTRANCE HALL: Timber floor, Staircase to first floor, understairs cupboard, doors to, CLOAKROOM: WC, wash basin, obscure glass window to side. SITTING ROOM: A light room with feature bay window to front, Fireplace and mantle with inset gas fire. Picture rail. KITCHEN/DINING ROOM: Kitchen Area: extensively fitted with modern wall and base cupboards with work surfaces over and inset Belfast sink and drainer. Integral dishwasher, large freestanding range cooker and extractor hood over. Window to side aspect. Dining Area: with space for dining table, patio doors to rear garden, picture rail, timber floor. UTILITY ROOM: Matching units to the kitchen, with space and plumbing for washing machine, fridge/freezer and tumble dryer. Dual aspect windows and door to garden.

FIRST FLOOR LANDING: Window to side aspect, access to loft space (part boarded). Doors to, BEDROOM 1: A spacious room with large bay

window to front aspect, ornate tiled fireplace, picture rail. BEDROOM 2: Window to rear overlooking the garden and beyond, ornate tiled fireplace, picture rail. BEDROOM 3: With window to front aspect, picture rail. FAMILY BATHROOM: Modern white suite comprising vanity wash basin with mirror/light over, WC, panelled bath with mains fed mixer shower over and screen door. Fitted cupboard, heated towel rail. Window to rear.

OUTSIDE

Immediately to the front of the house, is a modern resin covered parking area with low level wall surrounds and giving access to the front entrance door, A shared driveway to the left leads to the rear of the house where there is an additional parking space and GARAGE: With roller door, light and power connected. Adjacent a pedestrian gate opens to the rear garden which is primarily laid to lawn with paved path to side and small patio area. Enclosed by fencing with some flower/shrub and tree borders. Adjoining the rear of the house is a small enclosed courtyard with external light and socket.

SERVICES

Mains electricity, metered water and drainage. Gas fired central heating.
Broadband Coverage: Ultrafast available up to 1800 Mbps (Information supplied by Ofcom).
Mobile Coverage: EE good outdoor and in home, Vodafone and O2 good outdoor, variable in home. (Information supplied by Ofcom).

DIRECTIONS

For SAT NAV purposes the postcode is EX20 1NZ. what3words telephone.counts.ends

AGENTS NOTE

The selling agents give notice under the Estate Agency Act that the vendor of this property is an employee of Stags.



**Approximate Gross Internal Area 1156 sq ft - 108 sq m
(Excluding Garage)**

Ground Floor Area 621 sq ft – 58 sq m

First Floor Area 535 sq ft – 50 sq m

Garage Area 125 sq ft – 12 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.



Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C		69	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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