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17 Jacobs Pool



Town Centre 0.1 Miles, Exeter 23 Miles,  
Train Station 0.25 miles.

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A well positioned and delightfully presented one bedroom ground floor flat within level walking distance of the town centre.

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- Double Bedroom
- Shower Room
- Sitting Room
- Fitted Kitchen
- Electric Central Heating
- Double Glazing
- Parking Space
- Leasehold
- EPC Band F
- Council Tax Band A

Guide Price £140,000



### SITUATION

The property is situated within the heart of Okehampton, in a popular residential area known as Jacobs Pool, being within easy level walking distance of the towns amenities. 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 with the college rated 'Outstanding' by Ofsted. 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 well positioned and delightfully presented one bedroom ground floor flat within level walking distance of the town centre. Benefitting from double glazing and electric central heating. There are communal gardens, offering an attractive outlook over the West Okement River. There is an allocated parking space and the property is offered with no forward chain.

### ACCOMMODATION

Via double glazed entrance door to ENTRANCE HALL: Airing cupboard housing hot water tank, linen shelving and electric central heating boiler. Telephone point, Doors to BEDROOM 1: A double bedroom with double glazed window to the rear, radiator. SHOWER ROOM: Tiled shower cubicle with electric shower, vanity wash basin with cupboard/light over, WC. SITTING ROOM: A front facing room with

large double glazed window to front, television connection. radiator. Door to KITCHEN: A well fitted kitchen comprising a range of modern base cupboards and drawers with worksurfaces over. Inset sink and drainer, integral electric oven and four ring hob with stainless steel extractor hood over. Space for upright fridge/freezer and plumbing and space for washing machine/tumble drier. Tiled floor.

### OUTSIDE

Jacobs Pool benefits from communal gardens which back onto the River Okement offering an attractive outlook. Immediately in front of the flat is an allocated off road parking space for one vehicle. There is also an external store for bins etc.

### DIRECTIONS

From the centre of Okehampton at the main traffic lights turn left into George Street and take the first turning on the right immediately after the White Hart Hotel. Bear right into a quiet cul-de-sac where the property can be found on your left.

### SERVICES

Mains electricity, water and drainage. Electric central heating.

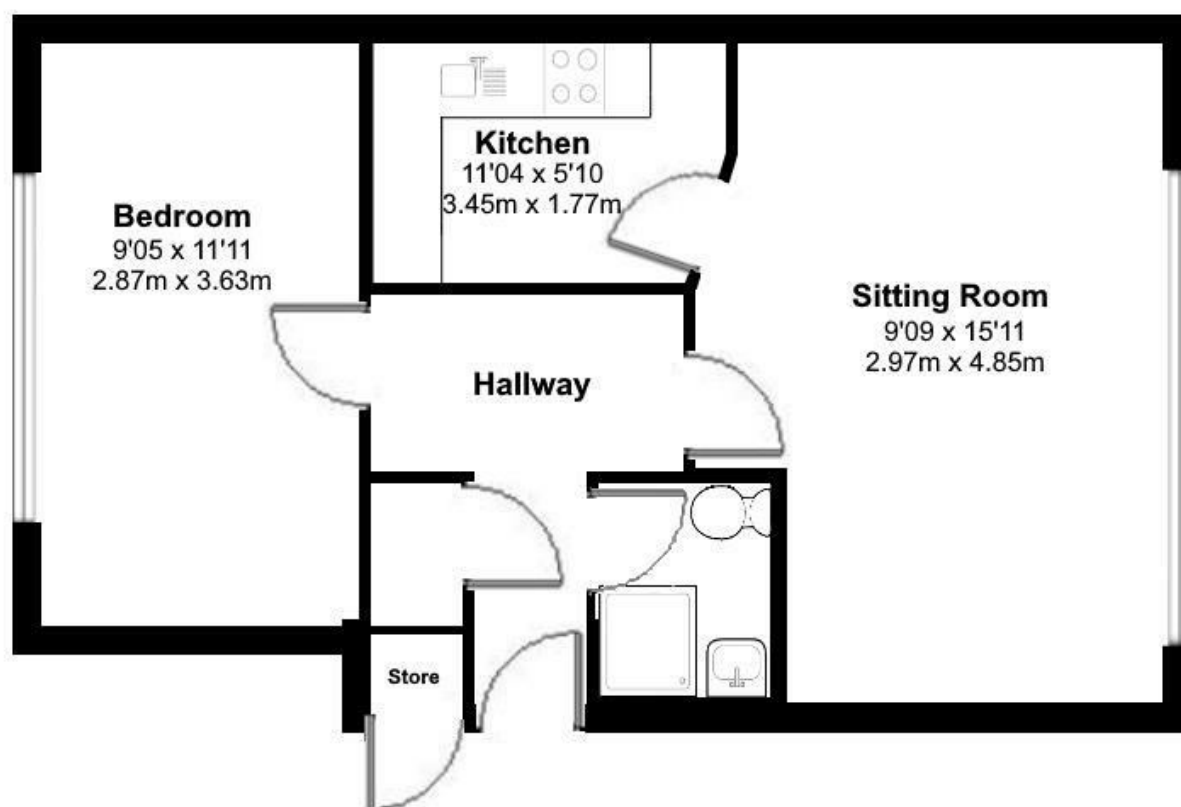
### TENURE

LEASEHOLD 99 year lease starting in 1981 (approximately 57 years remaining). We understand that the lease can be extended fairly easily to a 999 year lease, (subject to solicitor fees).

Please contact Stags for further details on 01837 659420. There is currently an annual maintenance charge of approximately £500 per year.







These particulars are a guide only and should not be relied upon for any purpose.

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

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okehampton@stags.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-40) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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