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Oakwayes



#### SITUATION

The property is situated in a semi rural location known as Sampford Station, having excellent road links and being within easy reach of a good range of services and amenities. The nearest town is Okehampton which offers an excellent range of shops and supermarkets this includes a Waitrose, locally and nationally owned businesses, Hospital, doctors surgery, leisure centre and cinema. Together with schooling facilities to A level standard. From Okehampton there is direct access to the A30 dual carriageway which provides a direct link with the Cathedral and University City of Exeter with its M5 motorway, mainline rail and international air connections. Whilst Okehampton train station provides a direct link to Exeter and beyond. Dartmoor National Park is close at hand with its hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and outdoor pursuits.

#### DESCRIPTION

Oakwayes is a mature detached residence originally believed to have been a former barn to the neighbouring property. The property we understand was converted in the 1970's and has been much improved and extended over the years to provide a comfortable family home. The property offers two reception rooms together with a good sized kitchen, a well fitted family bathroom and three bedrooms (the main bedroom having its own en suite bathroom and walk in wardrobe). Mains gas is connected to the property and it is double glazed. There is off road parking for a number of vehicles, whilst to the rear is an enclosed garden, backing onto open fields, providing an attractive outlook.

#### ACCOMMODATION

Via upvc entrance door to ENTRANCE PORCH: With glazed upvc window surrounds and door to ENTRANCE HALL: Two windows to front elevation, radiator, access to loft space being boarded with loft ladder and light, thermostat control for central heating, doors to, DINING ROOM: A dual aspect room, laminated flooring, fitted wall lights, two radiators, archway through to KITCHEN/BREAKFAST ROOM: Being irregularly shaped with two windows and door leading to the rear garden, extensive range of timber base cupboards and drawers with matching roll top work surfaces over and part tiled splash backs, inset sink and drainer, induction hob with electric oven below, plumbing and space for washing machine, tumble drier and space for upright fridge freezer, built in cupboard containing hot water tank and gas fired central heating boiler providing domestic hot water and central heating through radiators, further built in storage cupboard.

Okehampton 4 Miles, A30 4 Miles, Exeter 25 Miles

**A chain free, individual, two reception room, three bedroom detached home with gardens and parking.**

- Kitchen
- Dining Room and Sitting Room
- Three Bedooms
- Bathroom and En Suite
- Gardens and Parking
- Chain Free
- Gas Central Heating and Double Glazing
- Council Tax Band D
- Freehold

**Guide Price £350,000**

**BATHROOM:** White suite comprising WC, freestanding bath with claw and ball feet and shower attachment, tiled walls, pedestal wash basin, obscure window to rear, tiled floor and heated towel rail. **BEDROOM 1:** Window to rear overlooking the garden, radiator, retractable doors to **WALK IN WARDROBE:** With shelving and light. Further door to **EN SUITE BATHROOM:** Well fitted matching white suite comprising, WC, vanity wash basin, bath with shower attachment and screen door. Heated towel rail, tiled flooring, opaque window to rear. Hatch to loft space with loft ladder, light and being part boarded. **BEDROOM 2:** Window to rear garden, radiator. **SITTING ROOM:** A spacious dual aspect room, with two windows to the front elevation and double doors opening to the rear patio, feature granite built fireplace with inset multi fuel stove, two radiators, door to **BEDROOM 3/OFFICE:** A dual aspect room with windows to the side elevations, radiator.

#### OUTSIDE

The property is approached via a five bar gate leading to a gravelled driveway with parking for two to three vehicles. Adjacent is a raised timber bed and covered log store. A level pathway leads to the front entrance door flanked by flower beds and enclosed by mature hedging. The rear garden can be accessed via the parking area or via the property. The gardens incorporate areas of lawn and are bordered and interspersed with mature flower and shrub beds, as well as fruit trees including plum and apple. Immediately to the rear of the sitting room is a paved patio seating area, overlooking the garden and field beyond. Whilst to the rear of the kitchen is a further seating area with outside water tap and a **TIMBER SHED:** 3m x 1.84m with light connected.

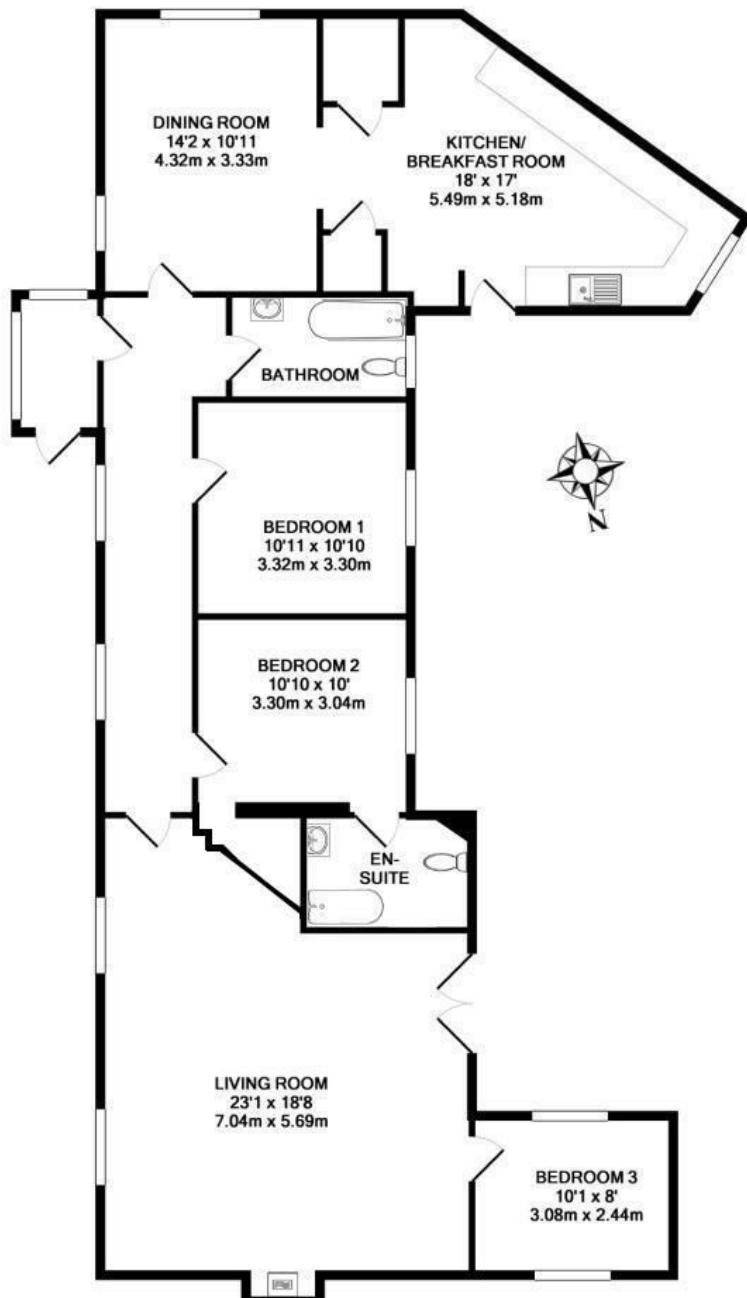
#### SERVICES

Mains electric, gas, water and private drainage. Broadband Coverage: Standard up to 1 Mbps (You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area). EE and Airband. Mobile Coverage: Indoor likely on 02, EE, 3 and Vodafone limited. All providers likely outdoors.

#### DIRECTIONS

For SAT NAV purposes the postcode is EX20 2SP what3words cadet.donates.under

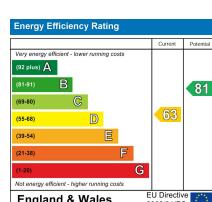




TOTAL APPROX. FLOOR AREA 1338 SQ.FT. (124.3 SQ.M.)

Plan drawn by Devon Property Services (www.devonprop.co.uk). Measurements are approximate. For illustrative purposes only. Not drawn exactly to scale.  
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**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.



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