



1 Kestrel Close

1 Kestrel Close, , Okehampton, Devon, EX20 1UT



Okehampton 0.5 Miles, Exeter 25 Miles.

A chain free, three bedroom detached home with gardens, garage and parking.

- Sitting Room
- Dining Room
- Kitchen
- Three Bedrooms (One En Suite)
- Family Bathroom and Cloakroom
- Garage and Driveway
- Front and Rear Gardens
- Freehold
- EPC Band C
- Council Tax Band D

Guide Price £325,000

SITUATION

Kestrel Close is a popular residential area, located on the north west edge of the town. Okehampton 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 cinema and leisure centre in the attractive setting of Simmons Park. There is schooling from infant to comprehensive level. On the southern side of the town is the Dartmoor National Park, which offers hundreds of square miles of superb unspoilt scenery. This end of town also serves the Okehampton (Dartmoor Railway) station to Exeter and beyond. The Granite Way cycle trail, which runs to the Dartmoor village of Lydford, can also be accessed here, together with Okehampton golf course. 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.

DESCRIPTION

A well appointed three bedroom, two reception room detached home situated on this popular residential development. The house is offered with no ongoing chain and benefits from gas fired central heating and double glazing. Outside a generous drive provides ample parking and there is a detached garage. To the front is an open plan front garden and to the rear is a pleasant enclosed garden.

ACCOMMODATION

Double glazed door to ENTRANCE HALL: Doors to, CLOAKROOM: Comprising WC, wash basin. Circular opaque window to front. Staircase to the first floor. Under stairs cupboard. SITTING ROOM: Double glazed window to front. Arch through to DINING ROOM: Sliding French doors to rear garden. Further door to KITCHEN: Range of timber cupboards and drawers with work surfaces over and inset sink and drainer. Integral electric oven with gas hob above and extractor hood over. Plumbing and space for dishwasher. Worktop with space and plumbing under for washing machine. Space for fridge/freezer to side. Cupboard housing mains gas central heating boiler. Window to rear garden. Door to

driveway.

FIRST FLOOR LANDING: Access to loft space. Window to side aspect. Doors to, BEDROOM 1: Large double glazed window to front aspect. Fitted wardrobes. Dressing table and cupboards to one wall. Door to en suite. EN SUITE: Tiled shower cubicle with mains fitted shower. Wash basin. And WC. Opaque window to side aspect. BEDROOM 2: Window to rear aspect. BEDROOM 3: Window to rear garden. FAMILY BATHROOM: Panelled bath with mixer shower attachment, screen door and tiled surrounds. Wash basin and WC. Opaque window to front. Airing cupboard with hot water cylinder and shelf.

OUTSIDE

Immediately to the front of the house is an area of lawn with hedge border. To the right is a generous driveway with parking for approximately three vehicles leading to the detached GARAGE: With up and over door, personal door to side garden, light and power connected. The rear garden is enclosed and benefits from a generous paved patio area adjoining the house. Below is an area of lawn with shrub and tree borders. A paved path leads to a timber garden shed. External water tap and pedestrian door to driveway.

SERVICES

Mains electricity, water, gas and drainage. Broadband Coverage: Ultrafast available upto 1800 Mbps. (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services. Mobile Coverage: 3 Good outdoor and in home. 02 and EE good outdoor, variable in home. (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

DIRECTIONS

For SAT NAV purpose the postcode is EX20 1UT
what3words curly.chicken.took

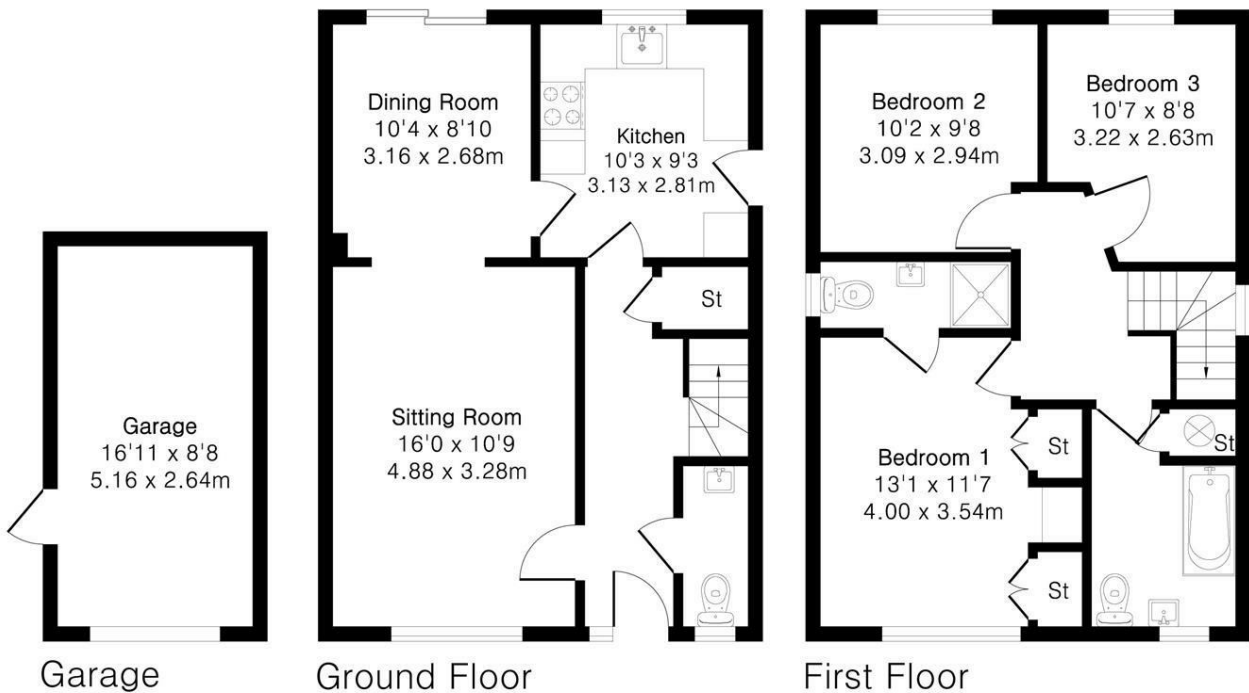


**Approximate Gross Internal Area 988 sq ft - 92 sq m
(Excluding Garage)**

Ground Floor Area 494 sq ft – 46 sq m

First Floor Area 494 sq ft – 46 sq m

Garage Area 147 sq ft – 14 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			84
(81-91) B			
(69-80) C		71	
(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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