



38 Senate Street, Okehampton, Devon EX20 1FW

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A spacious four-bedroom detached family home, designed for modern open-plan living, located on the edge of Okehampton.

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

• 4 bedrooms • Open plan kitchen/living/dining area • Modern fitted kitchen • Master bedroom with ensuite • Garage and off-road parking • Private garden • 10 year ICW warranty • Council Tax TBC • EPC TBC • Freehold

Guide Price £380,000

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## SITUATION

Abbeyford Vale is a modern development by Adpad Okehampton, located on the town's north-eastern edge, about a mile from the centre. The properties enjoy excellent access to the A30, linking west to Cornwall and east to Exeter with its M5, rail, and airport connections. Okehampton offers a range of supermarkets, doctors, dentist, and schools from primary to A-Level, alongside sports and leisure facilities including a cinema, leisure centre, swimming pool, and Simmons Park. The town also benefits from a new railway to Exeter, the Granite Cycle Way, and nearby Dartmoor.

## DESCRIPTION

The ground floor is all about family living, with a bright open-plan kitchen, dining and living room that brings everyone together. Double doors open straight out to the garden, creating a perfect space for everyday living and summer entertaining. A convenient WC and a quiet study add extra practicality for busy family life.

The first floor offers four spacious bedrooms, including a master with a private en-suite. The remaining three bedrooms share a family bathroom, creating a practical and comfortable layout that meets the needs of everyday family life.

## DIMENSIONS

### GROUND FLOOR ACCOMMODATION

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

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

## OUTSIDE

The property includes a garage and off-road driveway parking for convenience, while the private rear garden offers a quiet space for relaxing or entertaining.

## 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

This property is ready for you to move straight in, complete with high-quality carpets and flooring already installed.

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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