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16 Wadlands Meadow



Exeter 23 miles, Town Centre 0.75 miles,  
A30 1 mile.

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Offered with no onward chain, this three-bedroom property in Okehampton is well-suited for a variety of buyers.

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- Three Bedrooms
- Sitting Room
- Kitchen/Diner
- Enclosed Garden
- Parking and Garage
- EPC Band:
- Council Tax Band: C
- Freehold

Guide Price £220,000

### SITUATION

Situated on the eastern edge of town, the property is ideally located within easy reach of the A30 dual carriageway. Okehampton offers an excellent range of amenities, including a Waitrose, medical facilities, schooling from infant to A-Level, a cinema, and a leisure centre with a swimming pool set in the beautiful Simmons Park. The A30 provides quick travel west into Cornwall or east to Exeter, which offers M5 access, mainline rail, and airport connections. Additionally, the town's train station provides direct links to Exeter and beyond, while Dartmoor and the Granite Cycle Way are right on your doorstep.

### DESCRIPTION

Offered with no onward chain, this three-bedroom property in Okehampton is well-suited for a variety of buyers. The accommodation in brief comprises a front-facing sitting room and a kitchen to the rear with French doors to the garden. The first floor offers three bedrooms, including Bedroom 1 with an en-suite shower room, and a family bathroom. Further benefits include an enclosed rear garden, a driveway, and a garage.

### ACCOMMODATION

PVC door to ENTRANCE PORCH: Doors to CLOAKROOM: Pedestal wash basin, WC, electric fuse board, extractor unit. SITTING ROOM: Window to front, stairs to first floor. Door to KITCHEN: Range of timber base and wall cupboards with work surfaces over and inset stainless steel sink with drainer to side. Bosch electric oven with gas hob and extractor unit above. Space for washing machine, space for fridge-freezer. Door to under-stairs storage cupboard. Window and French doors to rear leading to rear garden.

### FIRST FLOOR

LANDING: Access to loft space, linen cupboard housing water tank. Doors to

BEDROOM 1: Window to front, integral wardrobe. Door to EN-SUITE: Shower cubicle, WC, side-mounted basin with storage cupboard beneath. BEDROOM 2: Window to rear. BEDROOM 3: Window to front. BATHROOM: Window to rear, panel bathtub with tiles surround, surface-mounted basin with cupboards underneath, WC.

### OUTSIDE

The property is approached via a driveway immediately to the side, providing parking for one vehicle and leading to a single garage, which benefits from an up-and-over door, power, light, and a PVC pedestrian door to the rear. To the front, a small, gravelled garden features a path leading directly to the front entrance.

Immediately to the rear, the garden is predominantly laid to lawn and bordered by a selection of mature trees and plants. A small patio area provides space for outdoor seating, with steps leading up around the side of the property to grant convenient access to the rear of the garage.

### SERVICES

Mains electricity, water and drainage. Gas fired central heating. Broadband Coverage: Standard, Superfast and Ultrafast available (Ofcom)  
Mobile Coverage: All major providers likely indoor and outdoor.

### DIRECTIONS

For SAT NAV purposes the postcode is EX20 1DE  
what3words ///voucher.even.prepped

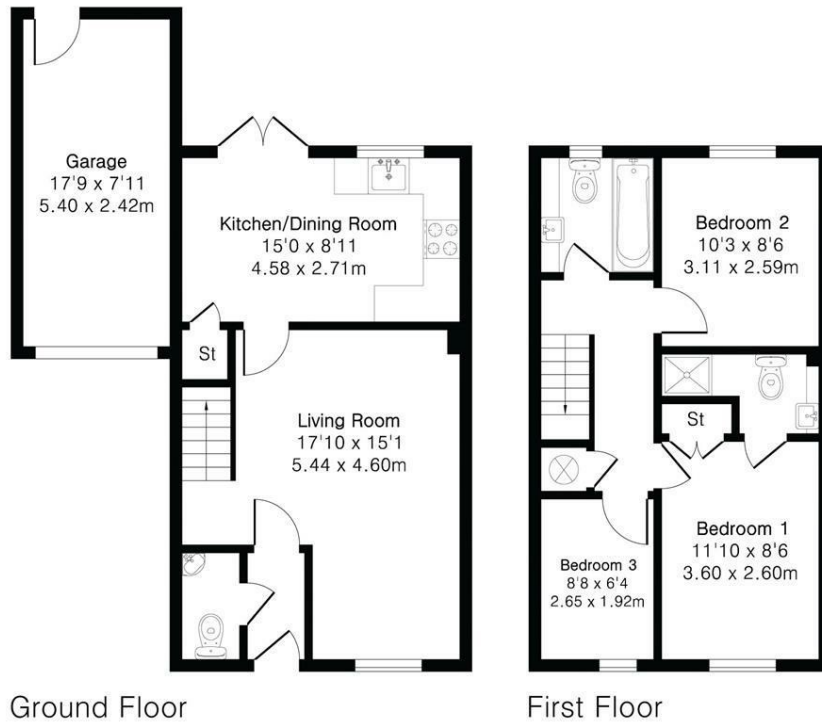


**Approximate Gross Internal Area 816 sq ft - 76 sq m  
(Excluding Garage)**

Ground Floor Area 408 sq ft – 38 sq m

First Floor Area 408 sq ft – 38 sq m

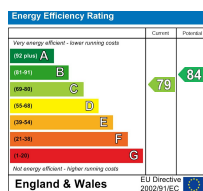
Garage Area 141 sq ft – 13 sq m



Ground Floor

First Floor

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.



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

01837 659420

okehampton@stags.co.uk

stags.co.uk