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Fern Villa

# Fern Villa, Exbourne, Okehampton, Devon, EX20 3RX



Okehampton 5 Miles Exeter 27 Miles

A well presented three bedroom semi detached property with gardens and garage in this popular village location.

- Sitting Room
- Dining Room
- Kitchen
- Garden Room
- Cloakroom
- Three Bedrooms
- Family Bathroom
- Gardens to Front & Rear
- Parking & Garage
- No Forward Chain

Guide Price £335,000

## SITUATION

Fern Villa is situated within the heart of the popular conservation village of Exbourne, the property is within a short walk of the village's facilities, which include a thriving underground village shop and cafe, pre-school and primary school, popular public house, garage and parish church. There is also a village hall with many community activities. Exeter can be reached in approximately 35 minutes and there are regular bus services to Okehampton and to Exeter. The nearby town of Okehampton offers an excellent range of shops and services. The town has three supermarkets, including a Waitrose and a range of nationally and locally owned shops and businesses. The town also has schooling from infant to sixth level, together with a modern hospital and state of the art leisure centre in the attractive setting of Simmons Park. From Okehampton, there is access via the A30 dual carriageway, west into Cornwall or east to the cathedral and university city of Exeter, with its major shopping centre, M5 motorway, main line rail and international air connections. The Dartmoor National Park is easily accessible at Okehampton as are the north and south coasts of Devon and Cornwall with some attractive beaches and delightful coastal scenery.

## DESCRIPTION

Fern Villa is an attractive brick built, semi detached residence believed to have been constructed in the 1890's. The property is offered in good decorative order throughout and retains original period features, which include attractive fireplaces to the main reception rooms, together with wood panelling to the sitting room. In brief, the property boasts two reception rooms, a kitchen, garden room and cloakroom. There is a large utility room with adjoining workshop, which has further potential if so required for different uses. Whilst to the first floor are three bedrooms and a modern family bathroom. Heating is via a recently installed external oil fired boiler, whilst outside are attractive gardens to both the front and rear and there is a garage and off road parking space.

## ACCOMMODATION

Via part glazed door with exterior light and door to: Entrance Porch: Ceramic tiled flooring, solid front entrance door to: Dining Room: Period brick fireplace with original bread oven and tiled hearth, dado rail, window to front elevation, TV point, open access with step down to Sitting Room: Feature brick fireplace with ash mantel surround and slate hearth (currently unused). Authentic ash panelling to dado height, window to front elevation and fitted wall lights, tv point, radiator. Kitchen: Range of bespoke solid elm units with roll top work surfaces over and matching wall mounted cupboards. Inset ceramic bowl with drainer with mixer tap, space for freestanding cooker, space for upright fridge/freezer. Spotlights, understairs recess, radiator. Staircase to first floor. Garden Room: Glazed units over block walls with polycarbonate roof, fitted belfast sink, plumbing and space for dishwasher. Electric convector heater. Door to: Cloakroom: Comprising low level WC, wash hand basin, obscure window to rear. Utility Room: Range of fitted base units with worksurface over, plumbing and space for washing machine and white goods, convector heater, corrugated skylight. New electric consumer unit. Door to: Workshop: with window to rear, corrugated skylight, door to rear garden.

First Floor Landing: painted floorboards, access to loft space, built in airing cupboard housing hot water tank with immersion, radiator and doors to: Bedroom 1: Windows to front, painted

floorboards, feature wrought iron Victorian style fireplace with timber surround. Bedroom 2: Feature Victorian style fireplace with timber surround, built in wardrobe cupboards with large drawer under, dado rail, painted floorboards, window to front elevation. Bedroom 3: Window to rear, painted floorboards. Bathroom: white suite comprising panelled bath with Triton shower over. Part tiled walls, low level WC, pedestal wash hand basin, large built in cupboard over stairwell. Heated towel rail, Obscure window to rear.

## OUTSIDE

From Duck Lane a pedestrian gateway gives access to the front garden, with pathway leading to the front door. Being attractively laid to lawn with mature flower, shrub, tree and hedge borders and offering views towards the village church. Immediately to the rear is an enclosed garden, which comprises a small patio area off of the garden room and steps up to a lawned garden with a variety of flower beds, shrubs and borders and an adjoining gravelled area. Immediately to the rear is a lean-to housing the oil storage tank and there is a garden shed and greenhouse. Outside water tap, pedestrian gate giving access across the neighbouring property. On the opposite side of Duck Lane is a Garage: 16'2" x 9'2" of block and cob construction with twin double doors and parking space to front.

## SERVICES

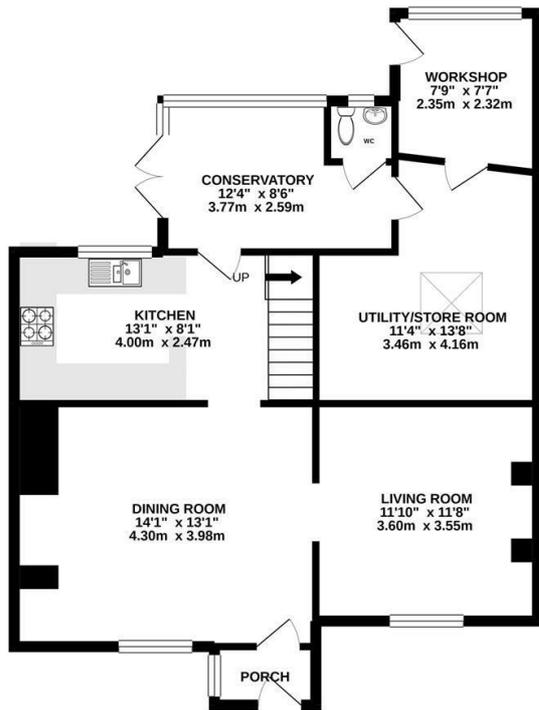
Mains Electricity, Metered Water. Mains Drainage. Oil Fired Central Heating.

## DIRECTIONS

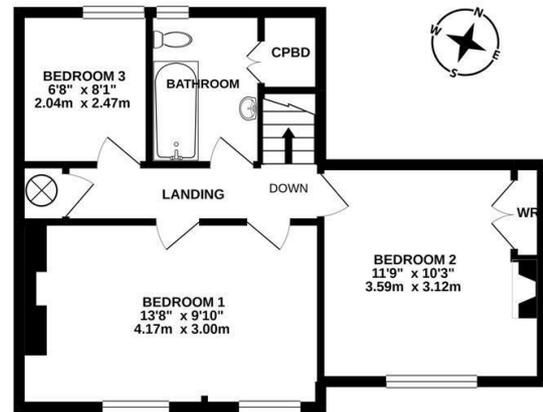
From Okehampton town centre proceed out of the town as if towards Exeter, proceeding up East Street. At the second set of traffic lights (at the Police Station) turn left into Barton Road, at the mini roundabout bear left proceeding past the hospital until reaching the T-junction. Here turn right for Exbourne. Upon reaching Exbourne Cross proceed straight over towards the village. Take the next right hand turning immediately after the Red Lion Inn, proceed down the hill, taking the first left hand turning into Duck Lake, where the property will be found upon your right hand side, identified by a Stags For Sale Board.



**GROUND FLOOR**  
778 sq.ft. (72.3 sq.m.) approx.



**1ST FLOOR**  
469 sq.ft. (43.6 sq.m.) approx.



**TOTAL FLOOR AREA: 1247 sq.ft. (115.9 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are a guide only and should not be relied upon for any purpose.

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Energy Efficiency Rating		Current	Potential
<small>(Not eligible for 'A' - lower scoring costs)</small>			
(91-100)	A		
(81-90)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	34	
(21-38)	F		
(1-20)	G		
<small>(Not eligible for 'G' - higher scoring costs)</small>			
England & Wales		EU Directive 2002/91/EC	

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