



**10 Oaktree Park**  
Sticklepath, Okehampton EX20 2NB

RENDLELLS

# 10 Oaktree Park

Sticklepath, Okehampton EX20 2NB

Asking Price £315,000

**A delightful three bedroom semi detached house with garage, parking and gardens in this cul-de-sac location within the popular Dartmoor village of Sticklepath. Ideal for young couples and families, a viewing is highly recommended.**

#### **Situation:**

Oaktree park sits near to the centre of this popular and attractive Dartmoor village situated adjacent to the River Taw on the northern fringe of Dartmoor. The area is surrounded by beautiful countryside with wonderful riverside walks which lead up to the rugged uplands of the moor. Amenities in the village include a Shop/Stores with a Café and two popular public houses as well as a children's play area only a short walk away. It enjoys a great sense of community.

The nearby town of Okehampton is approximately 4 miles to the west and includes a wider range of services such as a health centre, primary and secondary schools, library, leisure centre and recreation grounds, choice of supermarkets including a Waitrose, a cinema and a range of independent shops. There is also a train station linking it to Exeter and beyond whilst the A30 nearby provides access westwards to the Cornish beaches and eastwards towards Exeter and the M5 and airport.

#### **Description**

Built in 1982 the property is tucked away in this quiet location close to the village centre. Despite being a modern house of cavity construction and being double glazed throughout, the owners make it feel like a cottage of character with an almost open plan ground floor. The rear Garden Room was added in 2012 with the roof being insulated in 2018 and greatly enhances the usable space, also allowing for access to the side Garage/Utility without having to go outside. It is currently heated by electric panel heaters with an immersion tank providing the hot water.

#### **Accommodation:**

The open porch offers a small storage cupboard alongside the meters before the front door opens into the Hallway and Living/Dining Room which runs front to back and offers a multi-fuel burner for those colder nights. The current owners have opened out the kitchen, making the whole area far more inviting and bright. To the rear is the Garden Room overlooking the garden and providing access into the Garage/Utility which has a sink and units installed but offers potential to either increase the accommodation or revert back into a usable garage.

To the first floor are three bedrooms (two doubles and a single) and a modern white bathroom suite.

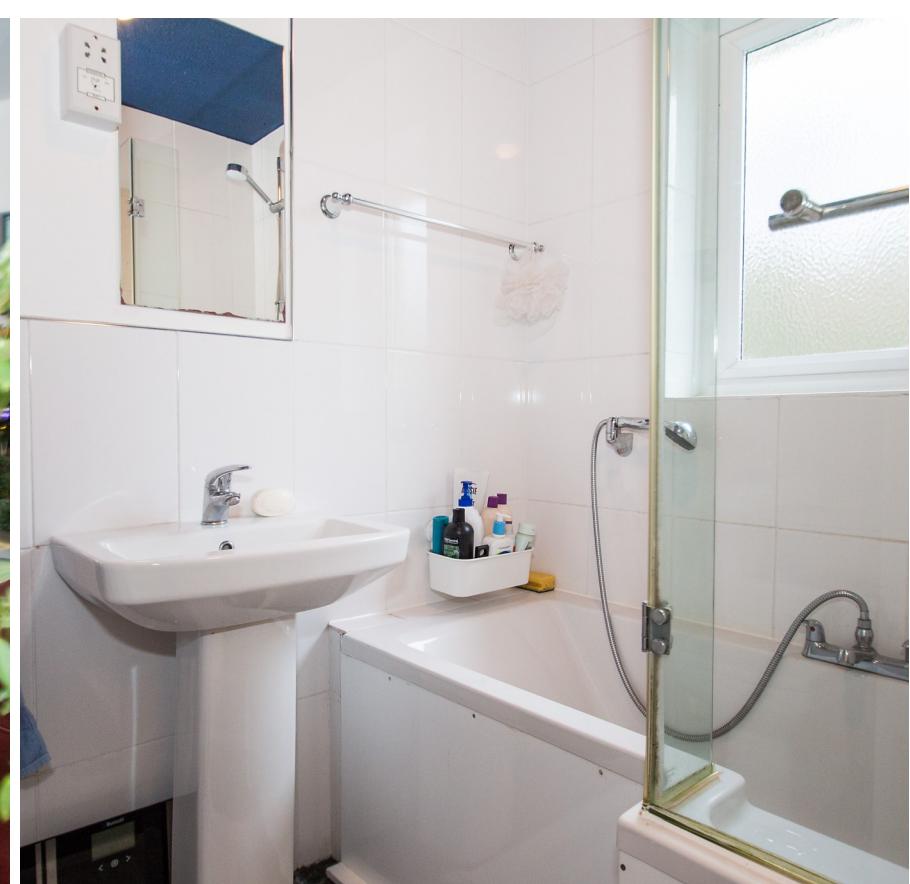
#### **Outside:**

No 10 offers off street driveway parking for two vehicles in front of the attached Garage and benefits from Gardens to both the front and rear.

The front garden incorporates a level and chipped seating area adjacent to a small pond (fed from rainwater from the roof) with a privacy hedge. The area is south and west facing and therefore gets a good amount of sunlight.

A path runs up the side of the garage to the Rear Garden which has been well planned and is level with a lawned area with decked pathway leading to the Garden Room and access into the house. Bounded by timber fencing there are a number of attractive beds and carefully placed granite boulders. The River Taw can be heard whilst outside, making this an ideal seating area for when the weather allows.





**Services:**

Mains electric, water and drainage. There is no gas to the property.

Main heating via electric heaters and a multi-fuel burner. Hot Water from immersion system.

Superfast Broadband available up to 80mbps (Source Ofcom). Plans for faster broadband in the pipeline.

**Planning Authority:** Dartmoor National Park Authority, Parke, Bovey Tracey TQ13 9JQ.

Tel 01626 8320293. Email [hq@dartmoor.gov.uk](mailto:hq@dartmoor.gov.uk)

**Council Tax:** Band C (£2,129.32 for 2024/25) - West Devon Borough Council.

**Energy Performance Certificate:** D56 with potential for B85 (see chart).

**Tenure:**

The property is freehold with vacant possession.

**Wayleaves, Rights & Easements:**

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoings, whether mentioned in the sales particulars or not.

**Boundaries, Roads & Fencing:**

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

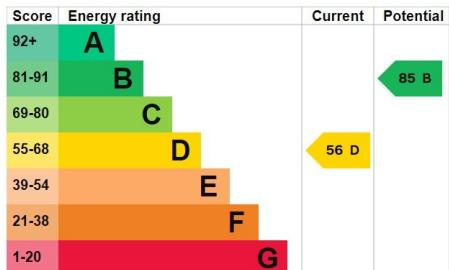
**Viewings**

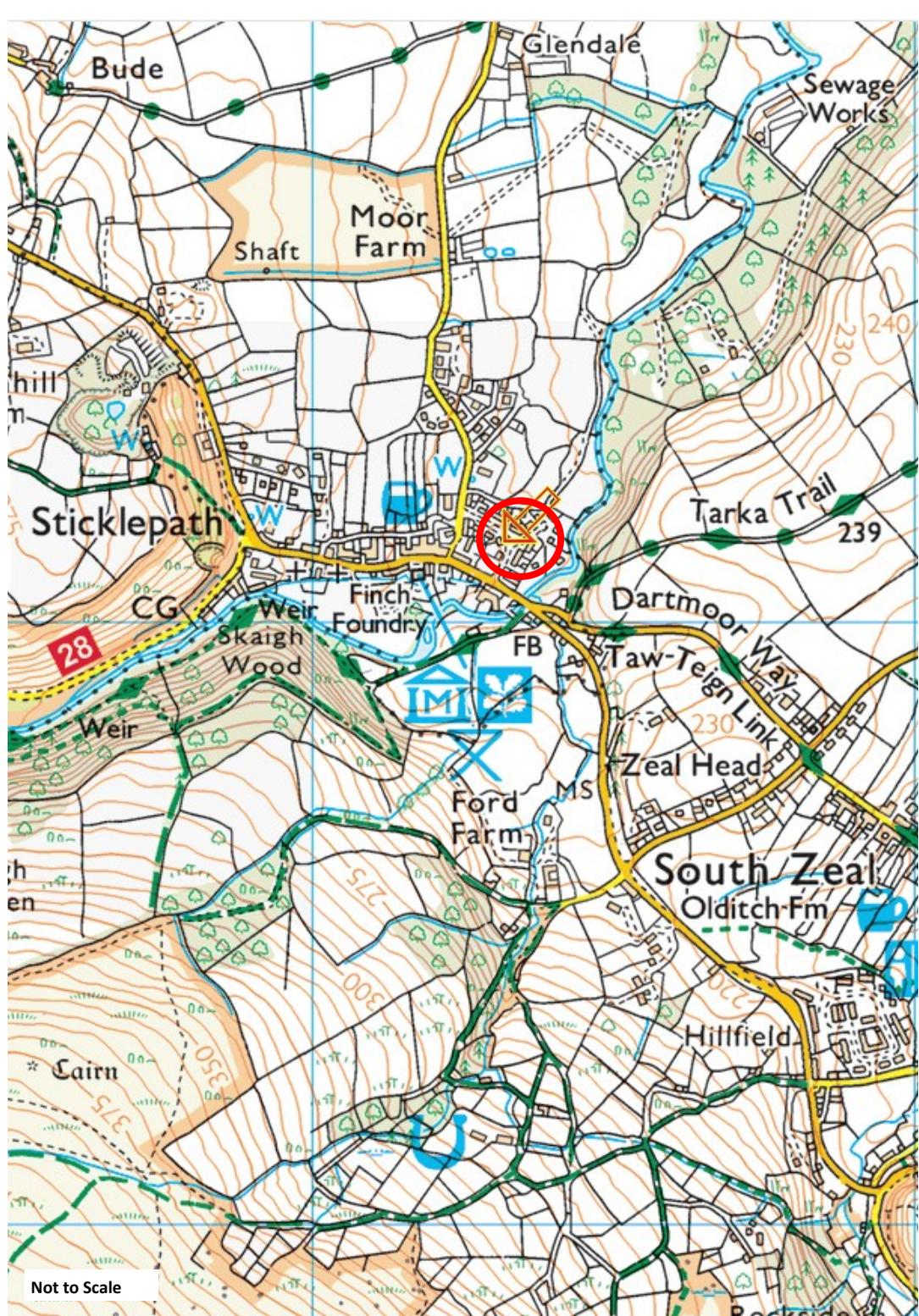
**Strictly by appointment only** through Rendells Estate Agents, Tel: 01647 432277.

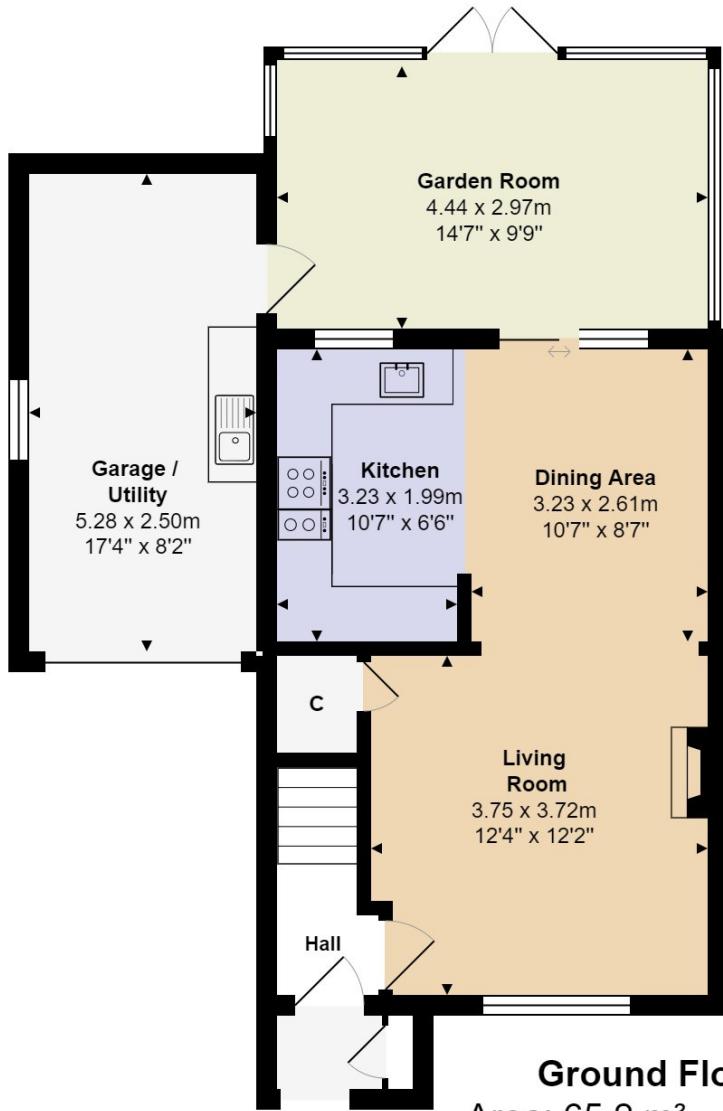
**Directions:**

From the A30 dual carriageway heading West, take the exit signposted to Okehampton B3260 & Services. At the end of the slip road turn left towards Belstone & Sticklepath. Continue past the petrol station and on for approx 2 miles. Continue into Sticklepath, passing the pub and village stores on the left hand side. After a short distance take the left hand turn into Oaktree Park and then the first right hand turn after approx 50 meters. The property will be found on the right hand side.

**What3Words:** slide.willpower.vibes



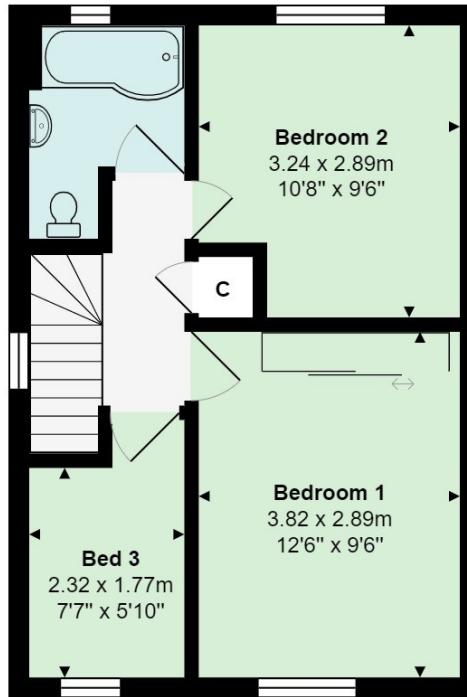




**Total Area: 99.6 m<sup>2</sup> ... 1072 ft<sup>2</sup>**  
All measurements are approximate and for display purposes only



**First Floor**  
Area: 34.3 m<sup>2</sup> ... 370 ft<sup>2</sup>



**Consumer Protection from Unfair Trading Regulations 2008**

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.