



OKEHAMPTON

CHAIN FREE 3 Bed Detached Bungalow, Heron's Brook

AUCTION GUIDE PRICE **£280,000**

 3 Bedrooms

 2 Bathrooms

 1 Reception Room

 EPC Rating: D (66)

**MILLER**  
TOWN & COUNTRY

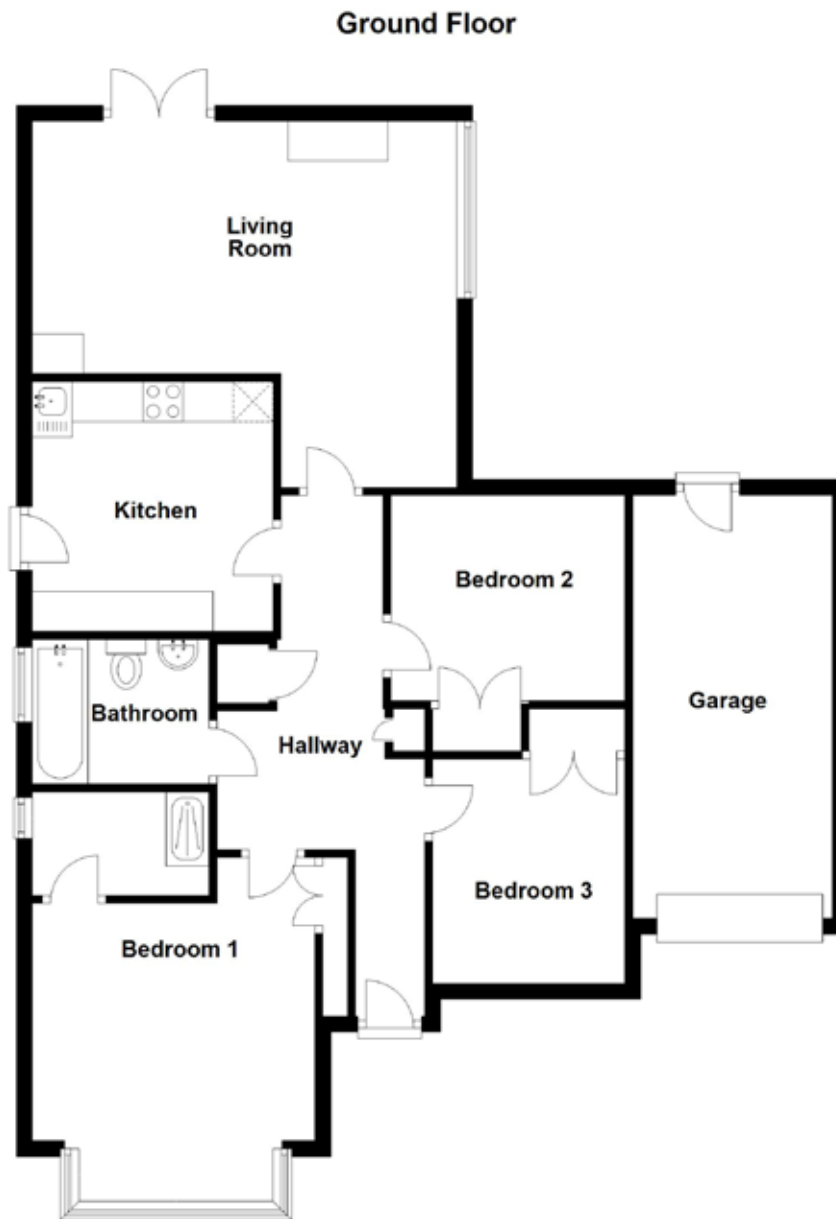


- » 3 Double Bedroom Detached Bungalow
- » Chain Free Property
- » Brand New Carpets Throughout
- » Manicured, Mature Gardens
- » Popular Location Near Town Centre
- » Easy Access to Dartmoor and A30 Corridor
- » Single Garage and Private Drive

## The Property

This desirable 3 bedroom bungalow is on a quiet no through road and has been under the same ownership since new. Upon entering the hallway, there are bedrooms to the right and left, with the one on the left being the primary bedroom with en suite shower room. Further down the hall is the main bathroom and kitchen, with door leading outside, and to the right is the third bedroom, currently utilised as a dining room. All three bedrooms are doubles and have ample wardrobe space. To the rear of the property is a spacious dual aspect living room with a gas fire and french doors leading to the rear garden. The rear garden is fully landscaped and features granite boulders forming terraced areas and mature plants and trees, including a stunning Japanese maple. To the front is a tidy garden, private drive, single garage and porch.





Schematic floor plan. Not to scale. Measurements are approximate.  
Plan produced using PlanUp.

## Location

The property is located in the vibrant town of Okehampton, tucked away on a quiet no through road and conveniently located for access to the town. Okehampton has a wide array of amenities including 3 supermarkets and a variety of shops and services, and Dartmoor is just minutes away. A rail link provides connectivity to Exeter and the main Penzance to London Paddington line, and the A30 corridor is on the doorstep.

## Accommodation

Kitchen 10'5" x 10'4"

Living Room 20'5" x 15'1" (Max)

Bedroom 1 10'5" x 11'8" (Max)

Bedroom 2 12'0" x 8'3"

Bedroom 3 10'1" x 9'3"

Bathroom 7'6" x 5'6"

Garage 8'3" x 17'5"

## Outside

Impressive rear garden with terraced area, mature planting and feature granite boulders. Small patio to side. Front garden. Private drive and garage.

**Services:** Mains electricity, gas, water and drainage.

**Council Tax Band:** D



Miller Town & Country | 01837 54080

2 Jacob's Pool House, 11 West Street,  
Okehampton, Devon, EX20 1HQ

okehampton@millertc.co.uk | www.millertc.co.uk



**VIEWING:**

Strictly through the vendor's sole agents  
Tavistock 01822 617243  
Okehampton 01837 54080

**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
but their accuracy is not guaranteed nor do  
they form part of any contract.

