



SOURTON

OFFERS OVER **£450,000**

Spectacular 3 Bedroom Bungalow in Semi-Rural Location

 3 Bedrooms

 1 Shower Room

 2 Reception Rooms

 EPC Rating: E (50)

**MILLER**
TOWN & COUNTRY



- » Superb 3 Bedroom Detached Bungalow
- » Recently Fitted Kitchen and Shower Room
- » Spacious Recently Installed Conservatory
- » Solar Panels with Battery System
- » Fantastic Views and Private Lawned Gardens
- » Private Parking, Double Garage, Shed & Pergola
- » Semi-Rural Location w/ Easy Access to Town

The Property

This bright and welcoming bungalow is set on a private plot on a country lane just a few miles from town and is a must see! The property has a lovely bright conservatory that spans the entire width of the bungalow and offers a pleasant space for enjoying the views. There is a sleek and modern recently fitted kitchen and a shower room that has been upgraded too. The sitting room has extensive glazing and provides a warm and inviting place to relax. There are three double bedrooms, one of which is currently utilised as a utility room but could easily be used as a bedroom again. The loft has been boarded, lighting and power points installed and velux windows added, making it a useful and versatile space. Outside are wraparound lawned gardens with Devon bank and hedge borders, private parking, a double garage, shed and pergola.



Location

The property is located just outside the villages of Sourton and Bridestowe, which offer shops, pubs and primary schooling. The bustling former market town of Okehampton is less than 10 minutes drive away and has three supermarkets, a large range of independent shops, primary and secondary schooling, and rail connection to Exeter and onward to the main Penzance to Paddington line. The A30 corridor is nearby, and the north coast at Bude is only a 45 minute drive away.

Accommodation

Ground Floor

Conservatory 21'8" x 12'1" (Max)

Kitchen 12'1" x 10'4"

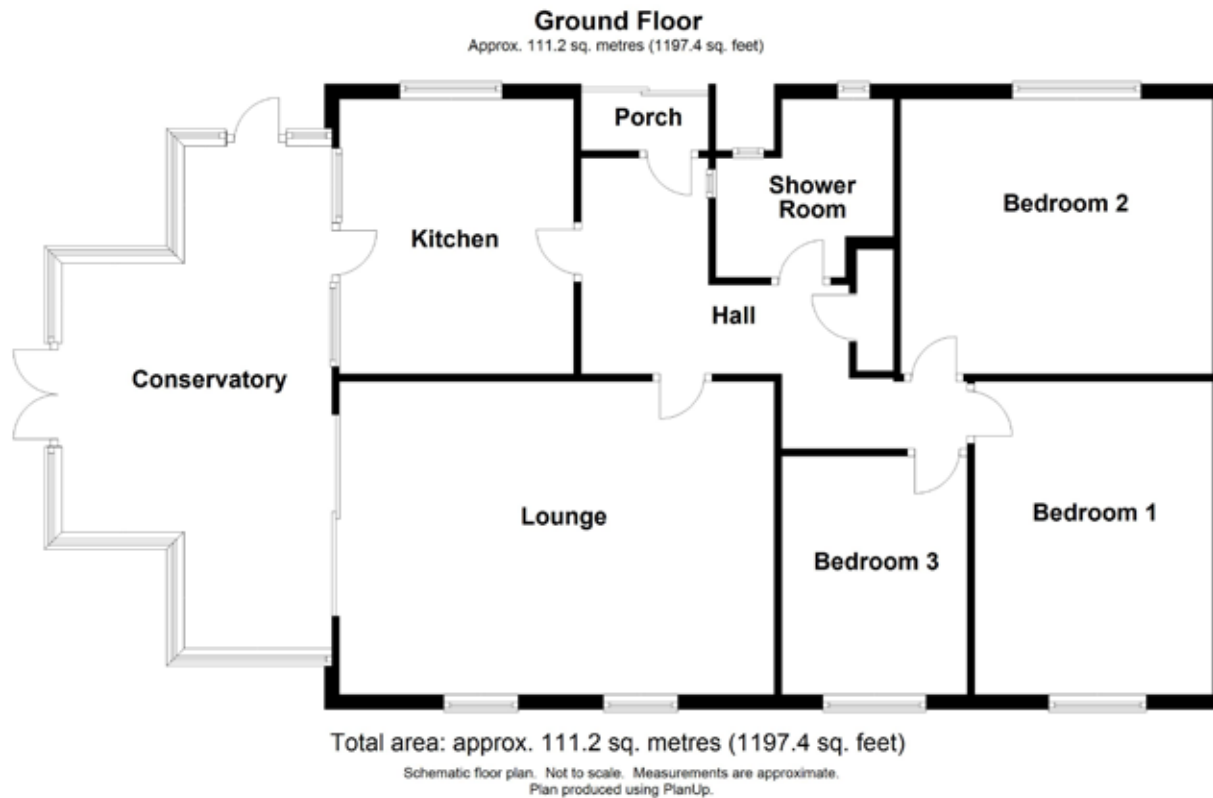
Living Room 19'2" x 13'10"

Bedroom 1 13'6" x 10'6"

Bedroom 2 13'9" x 10'2"

Bedroom 3 8'6" x 11'4"

Shower Room 8'5" x 7'1"



Outside

Stunning long range views. Lawned gardens with Devon bank and hedge borders. Private parking for 2+ cars. Double garage, shed and pergola.

Services: Mains electricity and solar panels with battery system, mains water, private drainage. Broadband connected.

Council Tax Band: C



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VIEWING:

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**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.

