



OKEHAMPTON  
GUIDE PRICE **£370,000**

Energy Efficient, Detached 3 Bed Bungalow

 3 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: D (68)

MILLER TOWN & COUNTRY  
exp UK

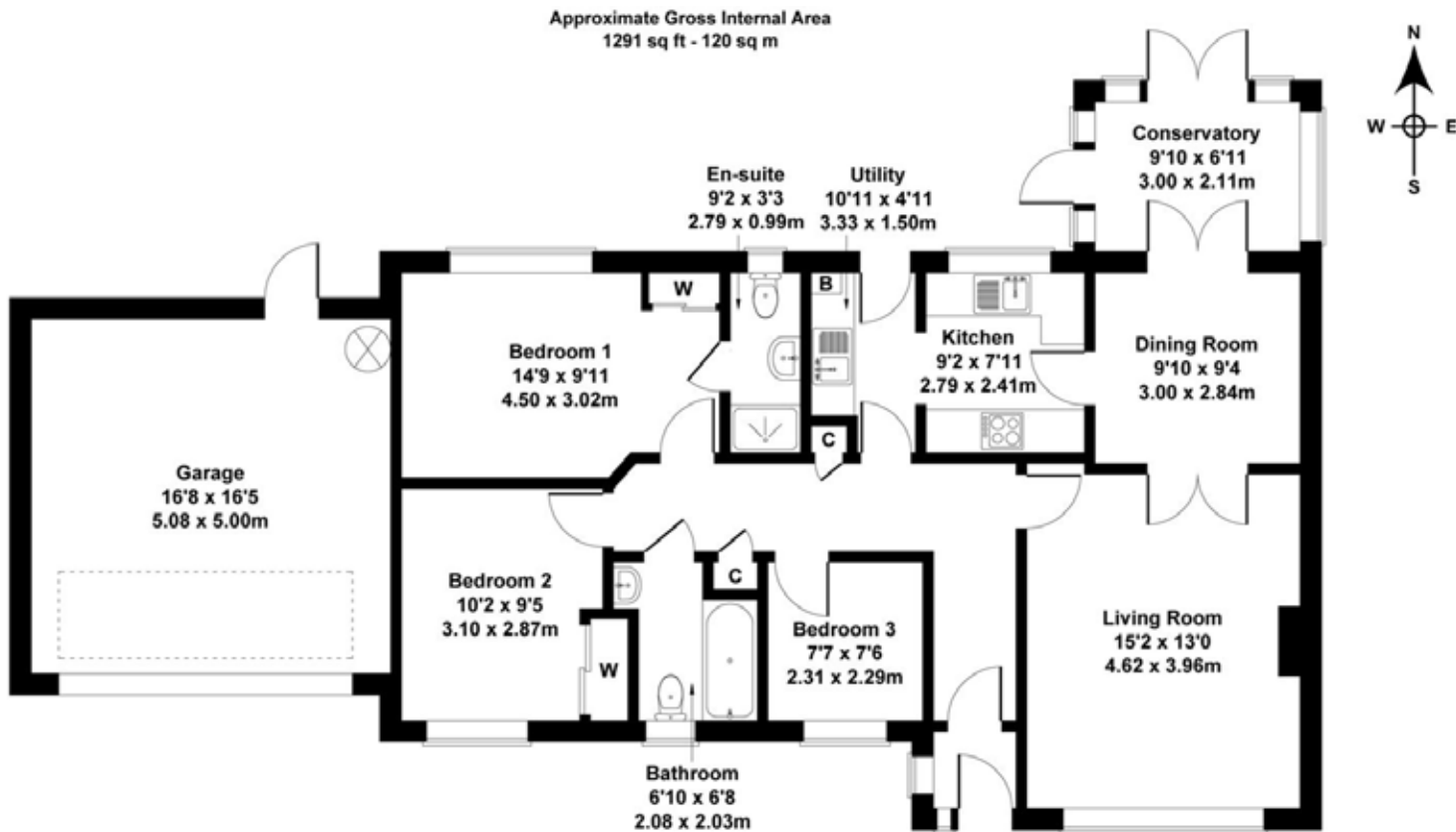


- » Detached 3 Bedroom Bungalow
- » Solar Array & Air Source Heat Pump
- » Light & Bright Rooms
- » Conservatory w/ Rooftop Views
- » Lawned Rear Garden w/ Roses
- » Double Garage & Private Drive
- » Popular Location Near Town Centre

## The Property

This 3 bedroom detached bungalow is on the ever popular Baldwin Drive and presents exceptional value for money. The property is spacious and bright and has the benefit of a solar array and recently installed air source heat pump, making the property easy and cost effective to run. The property comprises a large lounge with plenty of space to entertain, kitchen with separate dining room, utility area, recently added conservatory with lovely views over rooftops to the surrounding countryside, two double bedrooms (one with en suite shower room), a single bedroom and the main bathroom. The bungalow has fantastic storage with built in cupboards and wardrobes and is light and bright throughout. There is also an attached double garage with electric up an over door and driveway parking for two cars. To the front is a lawned garden, and to the rear is an enclosed lawned garden with a variety of roses and ornamental shrubs, and a handy shed. This property is a real gem, and it will not be on the market for long!





Not to Scale. Produced by The Plan Portal 2024  
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## Location

The property is located in Okehampton, in a popular area within walking distance of the town's amenities including 3 supermarkets and a wide variety of shops and services. There is a nearby bus stop, and a rail link provides connectivity to Exeter and the main Penzance to London Paddington line, and the A30 corridor is on the doorstep. The city of Exeter offers an extensive commercial and retail centre as well as additional road and air links.

## Ground Floor

Living Room 15'2" x 13'0"

Kitchen 9'2" x 7'9"

Dining Room 9'10" x 9'4"

Conservatory 9'10" x 6'11"

Utility 10'11" x 4'11"

Bedroom 1 14'9" x 9'11"

En-Suite 9'2" x 3'3"

Bedroom 2 10'2" x 9'5"

Bedroom 3 7'7" x 7'6"

Bathroom 6'10" x 6'8"

Garage 16'8" x 16'5"

**Services:** Mains electricity, water and drainage. Air source heat pump and solar array. Broadband connected.

**Council Tax Band:** D

**Tenure:** Freehold

**Agents Note:** The EPC predates installation of solar panels and air source heat pump



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**VIEWING:**

Strictly through the vendor's sole agents

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