



I ABBEY RISE
OFFERS OVER £375,000

Substantial 4 Bedroom / 3 Storey House
OKEHAMPTON

MILLER TOWN & COUNTRY
exp UK



- » Spacious 4 Bed House
- » Double Garage
- » Parking for 4 Cars
- » Front and Rear Gardens
- » Open Views to Rear
- » Easy Access to Town/Amenities
- » Home Office/Study

The Property

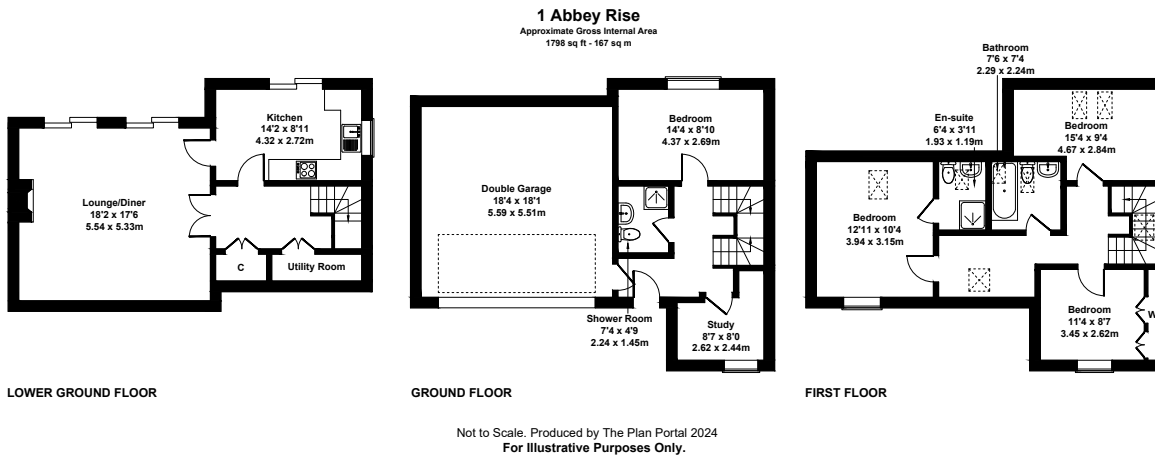
Substantial four bedroom detached house situated in a highly sought after location, in a small select development away from busy main roads and yet convenient for town and amenities. The Property offers deceptively spacious living accommodation and really needs to be viewed, to be fully appreciated. There is a large living room which measures 18'2" X 17'6" and a modern fitted kitchen and a large utility cupboard. The four double bedrooms offer a great deal of versatility and there is also a further study/home office, along with three bathrooms, one of which is en-suite to the principle bedroom. There are pleasant front and rear gardens and even a small secret garden area to one side, which is currently underutilised but could create either a great area for storage sheds or could equally create a lovely private seating area."



Outside

Lawned front garden. Driveway parking for up to 4 cars. Enclosed rear garden, primarily laid to lawn, with flower and shrub borders.





Location

The property is located in the vibrant town of Okehampton, tucked away in a quiet location and within walking distance of the town's amenities including 3 supermarkets and a wide variety of shops and services. 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.

Agents Note: Not to be used for business use (except certain professions), and no boat or caravan to be parked on the driveway. Full details in title (copy on request).

KEY INFORMATION

	4 Bedrooms		EPC Rating: D (67)
	3 Bathrooms		Council Tax Band: E
	1 Reception Room		Tenure: Freehold
	Garage and driveway		Broadband: FTTP *Per Ofcom
	Not Listed		Mobile Signal: Good *Per Ofcom
	Heating: Gas		No
	Utilities: Mains electric, gas, water and drainage		
	Restrictions: Yes - See agents note		
	Easements, Wayleaves: None known		
	Public Rights of Way: None		
	Flooding: None known		
	Notable Construction Materials: None known		
	Building Safety Concerns: None known		
	Mining Area: No		
	Planning Permission / Proposed Developments: None known		

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VIEWING:

Strictly through the vendor's sole agents
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be correct but their accuracy is not
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