



5 UPCOTT VALLEY
O.I.R.O £350,000

3 Bedroom Detached Property with Parking
OKEHAMPTON

MILLER TOWN & COUNTRY
exp UK



- » Modern Detached Home
- » Three Bedrooms
- » Spacious Kitchen/Diner
- » Landscaped Garden with Summerhouse
- » Single Garage and Parking
- » Quiet and Popular Location
- » Walking Distance to Town

The Property

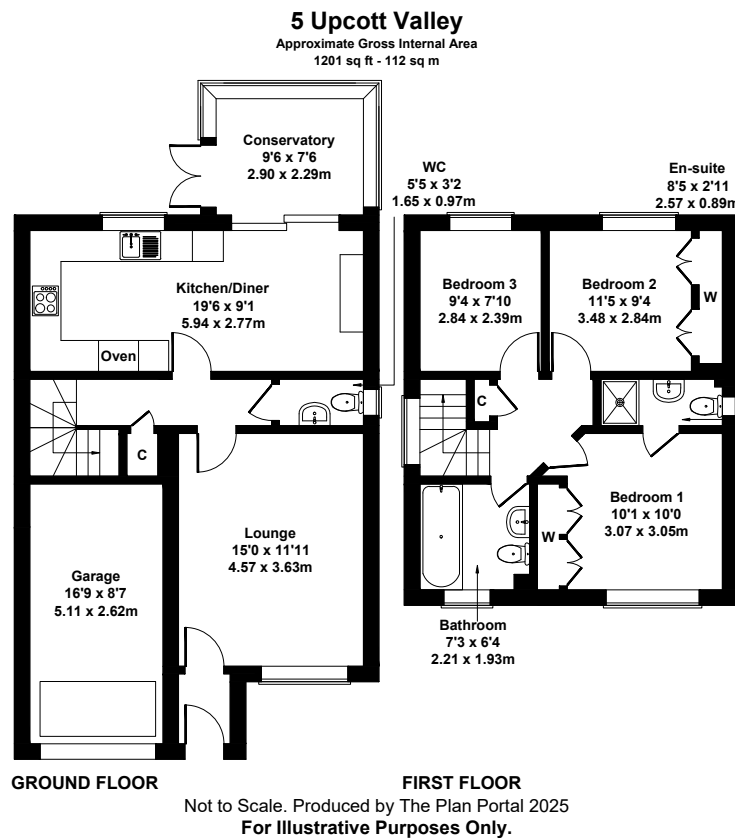
Here we have a comfortable detached home set in a quiet and popular location, within walking distance of Okehampton town centre. A small entrance hall leads into the lounge and on through to the modern kitchen. This is bright and spacious with ample worktop space, cupboards and integrated appliances. To one end is a pleasant dining area, and sliding doors lead in to the conservatory offering views over the garden and surrounding hills and trees. A downstairs WC finishes off the ground floor, while upstairs there are two double bedrooms, one of which is ensuite, a comfortable single bedroom and the main bathroom.

Outside

The house is fronted by the driveway and garage, with ample parking for 1-2 cars. A side gate leads around to the leafy back garden which has been landscaped and offers a paved seating area just off the conservatory. A pathway leads down through the mature shrubs and trees to an octagonal summerhouse which sits at the bottom of the garden.







Location

Upcott Valley is a popular residential area, close enough to walk into Okehampton town centre and all of its amenities including 3 supermarkets, a doctors surgery, a range of independent shops, train station and primary and secondary schooling.

Agents Note: Title noted to contain restrictive covenants including the following: property only to be used as private dwelling with ancillary outbuildings; no nuisance or annoyance to be caused to neighbours; no structures to be erected or trees planted within 3 meters of sewers; no use of property as social, affordable or low cost housing; no trade or business to be carried out on the property. Full details in title - copy available for review upon request.

KEY INFORMATION

	3 Bedrooms		EPC Rating: TBD
	2 Bathrooms		Council Tax Band: D
	2 Reception Rooms		Tenure: Freehold
	Driveway & single garage		Broadband: FTTP *Per Ofcom
	Not Listed		Mobile Signal: Variable to good. *Per Ofcom
	Heating: Gas central heating		Not suitable for wheelchair users
	Utilities: Mains electric, water, drainage and gas		
	Restrictions: Yes - see agents note		
	Easements, Wayleaves: Easements in place for utilities repair and maintenance		
	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:

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