



42 EXETER ROAD
O.I.R.O £325,000

Detached 3 Bed House w/ Double Garage, in Need of Updating
OKEHAMPTON

MILLER TOWN & COUNTRY
exp UK



- » Spacious Detached House
- » Front & Rear Gardens
- » Double Garage & Parking
- » Gas Central Heating
- » In Need of Modernisation
- » Highly Sought After Location
- » Downstairs W/C

The Property

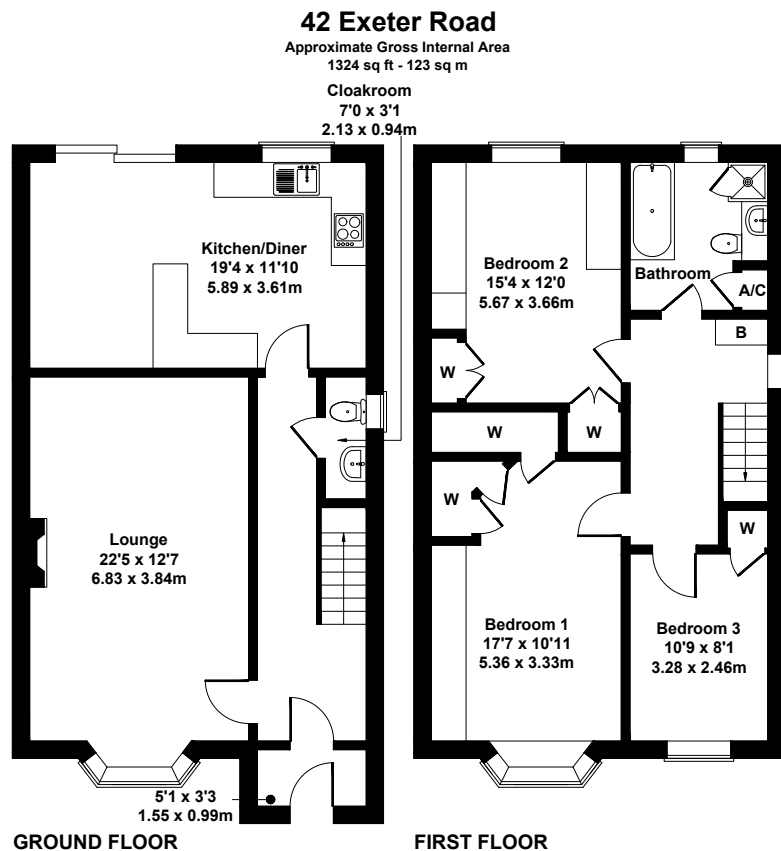
Exciting opportunity to acquire this spacious detached house needing cosmetic modernisation and refurbishment. A generous entrance porch welcomes you in to the spacious hallway and on into the home. A handy WC is tucked in under the stairs. There is a large sitting room, and to the rear of the property is a well proportioned kitchen/dining room. Upstairs is the modern family bathroom with underfloor heating, separate shower cubicle and bath. There are three light and airy bedrooms, two with fitted wardrobes and one with a large bay window to the front, offering far reaching views over the town and open countryside. On the south facing rear roof are two water heating solar panels.



Outside

To the front of the property a path meanders through the garden to the porch. The garden is gravelled for easy maintenance with an established shrub bed, and a path and gate also lead around to the rear garden, which enjoys a southerly aspect. There is a patio area directly to the rear of the house and stepping stone path leading to the far end where a door leads into the double garage and a further gate leads out to the rear service lane and parking area.





Not to Scale. Produced by The Plan Portal 2025
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Location

Located on Exeter Road, up and away from the main flow of traffic and off a small private service lane. The semi elevated location takes full advantage of the views over town and beyond to the surrounding countryside, yet it is close enough to town and a wide range of amenities to walk. The nearby school, park and wide range of leisure facilities such as pool, gym, squash club and football club are all easily accessible and the town also has highly regarded rugby and golf clubs. Within Okehampton there is a cinema and several supermarkets, plus a rail link to Exeter as well as regular bus services.

KEY INFORMATION

	3 Bedrooms		EPC Rating: TBD
	1 Bathroom		Council Tax Band: D
	1 Reception Room		Tenure: Freehold
	Double garage and parking		Broadband: FTTP *Per Ofcom
	Not Listed		Mobile Signal: Good *Per Ofcom
	Heating: Gas		Not suitable for wheelchair users
	Utilities: Mains electric, water, gas and drainage		
	Restrictions: None known		
	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:

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