



Oakwayes, Sampford Courtenay  
Okehampton

In Excess of £365,000





## Oakwayes

Sampford Courtenay, Okehampton

Rare 3-bed detached bungalow in tranquil rural setting with countryside views. Open-plan kitchen diner, wood burner, en suite, walk-in wardrobes, west-facing garden, parking. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Stunning rural location
- Unique bungalow
- Open planned kitchen diner
- Beautiful Countryside
- Large lounge with wood burner opening up to the rear garden
- 3 double bedrooms
- Principal bedroom has an en suite and walk in wardrobes
- Internal renovation in both bathrooms.







### **Kitchen/Diner**

17' 9" x 14' 1" (5.40m x 4.30m)

Spacious kitchen diner, perfect hosting facility. Room for a washing machine and fridge freezer. Natural light flows through the room Dining Room Measurements - 4.3M x 3.3M

### **Living room**

23' 0" x 19' 4" (7.00m x 5.90m)

Stunning room with a feature wood burner. Pation doors open up on the rear garden with views of the countryside.

### **Bathroom**

7' 10" x 4' 11" (2.40m x 1.50m)

Recently renovated bathroom with natural ventilation.

### **Bedrooms**

3 double bedrooms. The principal bedroom has an en suite and walk in wardrobe. Each room has excellent natural light. Measurements: Bedroom 1 - 3.3M x 3.3M Bedroom 2 - 3.3M x 3.0M Bedroom 3 - 3.1M x 2.5M

### **En Suite**

8' 2" x 5' 3" (2.50m x 1.60m)

Recently renovated to include stunning bath and tiling. Feature towel rail under window.







#### **GARDEN**

West facing garden with patio space directly outside patio doors.

#### **DRIVEWAY**

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2 Parking Spaces

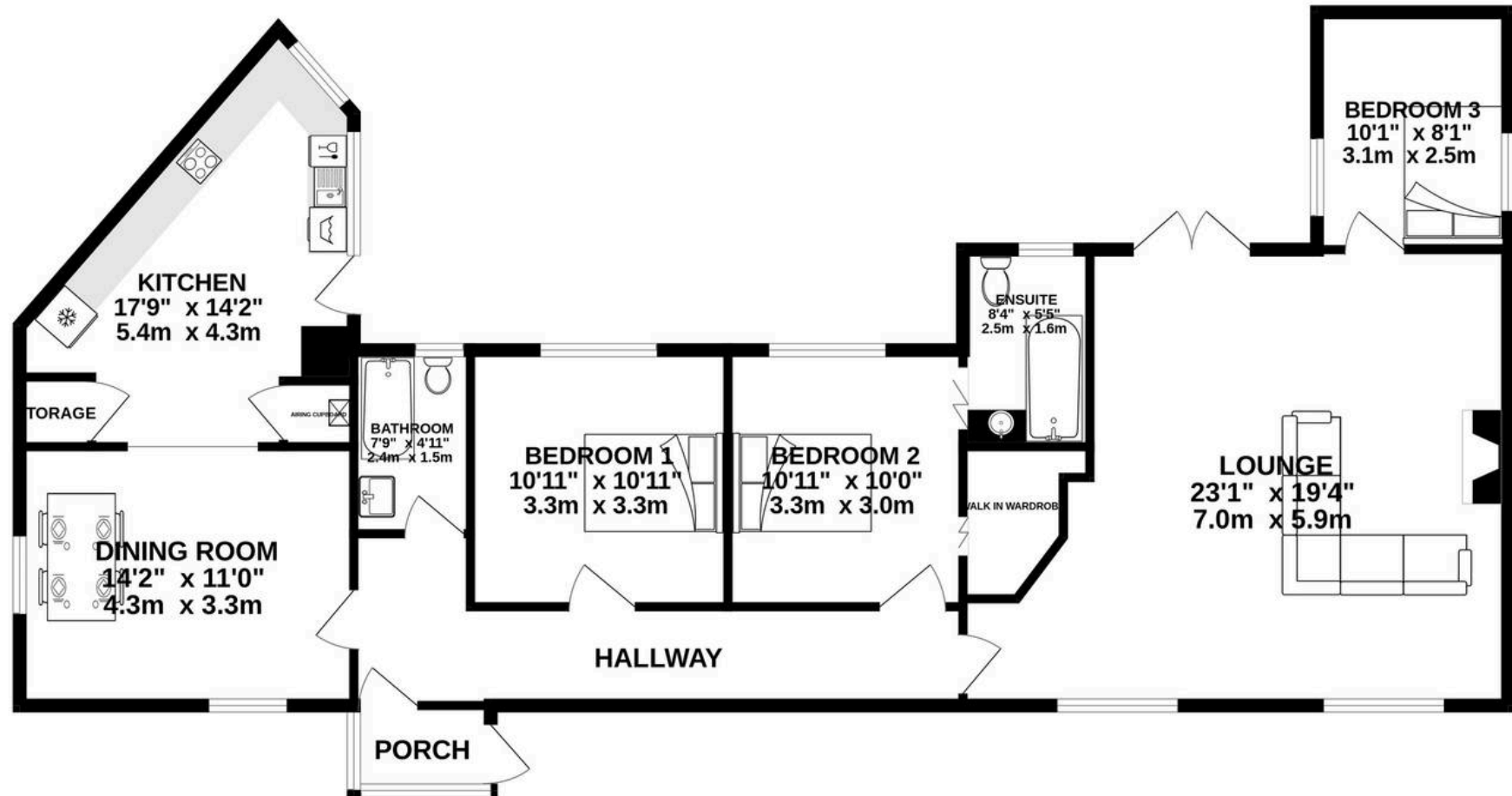
2 Spaces







GROUND FLOOR  
1258 sq.ft. (116.8 sq.m.) approx.



TOTAL FLOOR AREA : 1258 sq.ft. (116.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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