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Greenslade Moor



Exeter 18 miles, Okehampton 8 miles, A30  
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A newly renovated and well presented 3 bedroom individual home with large garden, garage and parking.

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- Three Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- Study And Conservatory
- Garage And Parking
- Double Glazing and Gas Central Heating
- Large Garden
- Council Tax Band E
- Freehold
- EPC Band C

Guide Price £389,950

#### SITUATION

Greenslade Moor is situated within the popular village of Whiddon Down. The village itself offers The Post Inn public house, village hall and garage/convenience store and restaurant/services. There is also very easy access to the A30 dual carriageway providing a link west into Cornwall and East to the cathedral and university city of Exeter with its M5 motorway, mainline rail and international air connections. From Whiddon Down there is easy access to the nearby towns of Chagford and Moretonhampstead with access to Dartmoor. The nearby town of Okehampton is also within easy travelling distance, offering an excellent range of shops, services and amenities, three supermarkets (including a Waitrose) primary and comprehensive schooling, hospital, cinema and leisure centre. The Dartmoor National Park is famed for its hundreds of square miles of superb unspoilt scenery, with many opportunities for riding, walking and outdoor pursuits. In addition, the north and south coasts of Devon are within easy travelling distance with excellent beaches and delightful coastal scenery.

#### DESCRIPTION

A newly refurbished three bedroom detached family home set within this popular Devon Village. The property has a newly fitted kitchen, cloakroom and utility room and has been re decorated both internally and externally. Further works include a new gas central heating boiler, refurbishment of the bathroom and new floor coverings throughout. The plot itself is generous, being set in 0.21 of an acre. The garden has been cleared and offers the opportunity for a potential purchaser to create their own country garden. Further benefits include ample off road parking, a garage and no ongoing chain.

#### ACCOMMODATION

Via double glazed door to Entrance Hall: stairs to first floor, doors to: Cloakroom: Wc, Wash hand basin. Sitting Room: a light dual aspect room with windows to front and rear, opening to Dining Room: window to side aspect, door to Conservatory: of timber construction with French doors to the garden. Kitchen; modern range of base cupboards and drawers with worksurfaces over. integral electric oven and hob, fitted dishwasher, sink and drainer. Matching wall cupboards and window to rear. Door to Utility Room: fitted work surface with matching cupboards to the kitchen, plumbing and space under for washing machine and white goods. Window to side aspect, doors to, Rear Porch: with window to rear and door to the garden. Study: Window to front aspect, door to Front Porch: with separate door to outside.

First Floor Landing: fitted airing cupboard with linen shelving and gas boiler providing hot water and central heating, doors to, Bedroom1: a light dual aspect room with windows to front and rear, fitted wardrobe cupboard. Bedroom 2: a further dual aspect room with fitted cupboard. Bedroom 3: window to front aspect. Bathroom: white suite comprising panelled bath, Wc and wash basin.

#### OUTSIDE

Double gates open to a tarmac driveway with parking and turning space for numerous vehicles. Garage: with up and over door and window to side aspect. The gardens are of a generous size and extend to 0.21 of an acre. The front garden has been barked for ease of maintenance and incorporates mature plants, shrubs and a feature monkey puzzle tree. A pathway to the right of the house, extends around to the rear porch, whilst the remaining gardens are laid to lawn interspersed with mature plants, shrubs and trees. Adjacent to the garage is a garden shed and there is a summerhouse to the rear. The gardens offer a keen gardener potential to create a lovely country garden.

#### SERVICES

Mains electricity, water, gas and drainage.

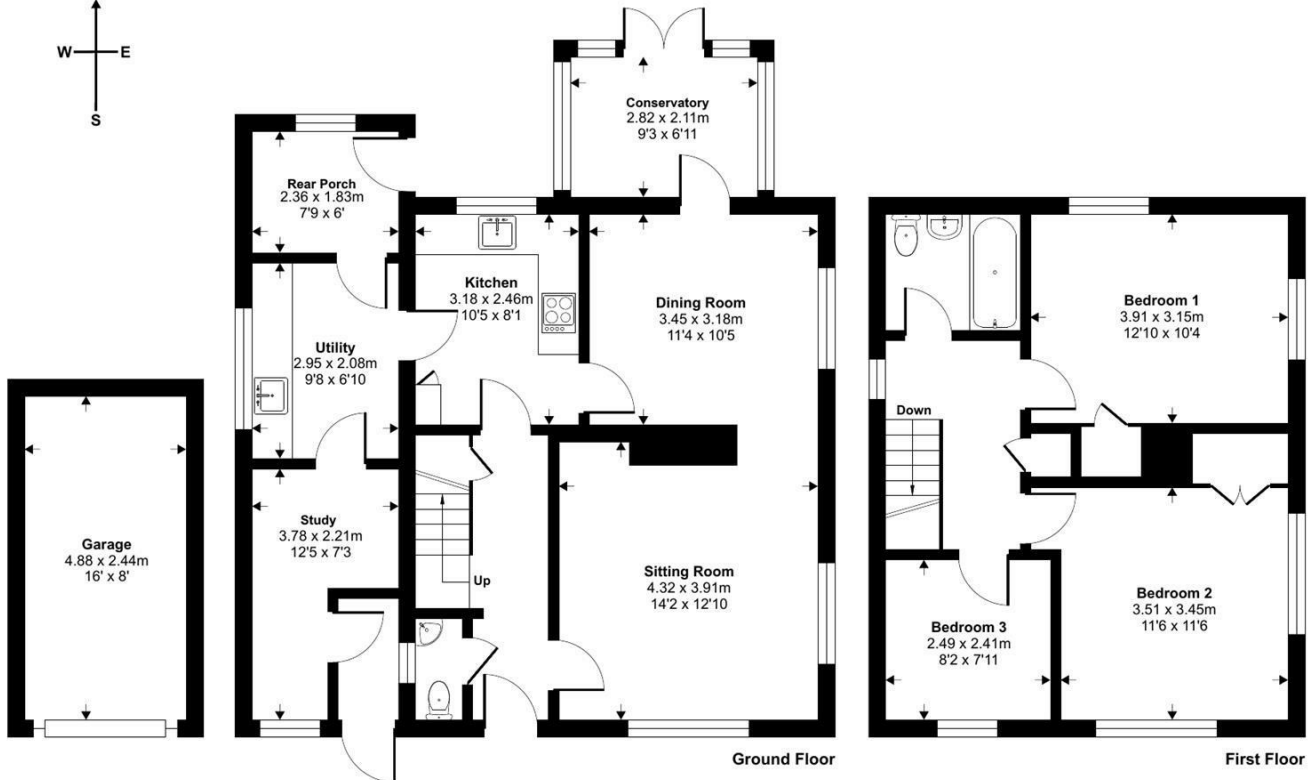
#### DIRECTIONS

From Okehampton proceed in an easterly direction and after approximately 2 miles turn left onto the A30 dual carriageway, after approximately 5/6 miles turn left off the A30 at the next junction signposted Whiddon Down. Proceed over the flyover and at the junction turn right into Whiddon Down. Turn left immediately after The Post Inn and the property will found on your right hand side (next to the Chapel) identified by a Stags for sale board.



Approximate Area = 1428 sq ft / 132.7 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Stags. REF: 930772

These particulars are a guide only and should not be relied upon for any purpose.

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Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	72	83
(69-80) C	(55-68) D		
(50-68) E	(35-54) F		
(1-49) G			
Net energy efficient - higher savings costs		EU DIRECTIVE 2002/91/EC	
England & Wales			

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