



10 Balmoral Crescent



A30 1 Mile, Town Centre 0.5 Miles. Exeter 24 Miles.

A well presented four bedroom detached family home with garage and garden, set on this popular modern development.

- Sitting Room
- Spacious Kitchen/Dining Room
- Utility Room and Cloakroom
- Four Bedrooms
- En Suite and Shower Room
- Garage and Parking
- Gardens
- Freehold
- Council Tax Band E
- EPC Band C

Guide Price £355,000

SITUATION

The property is situated towards the eastern edge of town, in a private cul-de-sac location of detached homes. The town offers an extensive range of shops, services and facilities. There are three supermarkets (including a Waitrose) a range of nationally and locally owned shops and businesses, together with a cinema and modern leisure centre in the attractive setting of Simmons Park. There is schooling from infant to sixth form level. The Dartmoor National Park offers hundreds of square miles of superb unspoilt scenery. From Okehampton there is direct access to the train station and A30 dual carriageway providing a link to the city of Exeter with its M5 motorway, main line rail and international air connections. The countryside around Okehampton is particularly attractive with many opportunities for riding, walking and outdoor pursuits.

DESCRIPTION

A superbly presented four bedroom detached family home situated on this mature modern development. The windows and doors are double glazed, with the benefit of gas central heating via radiators and a feature woodburning stove to the sitting room. Within recent years a spacious, contemporary kitchen has been fitted, with a range of built in appliances and offers an adjoining family dining area with French doors to the garden. Completing the ground floor is a modern utility room and cloakroom. On the first floor are four spacious bedrooms, three of which have fitted wardrobes, with the main bedroom offering an en suite. There is a further family shower room. Further benefits include off road parking, a garage and enclosed garden to the rear with summerhouse/home office.

ACCOMMODATION

Covered entrance canopy with double glazed door to ENTRANCE HALL: Staircase to first floor landing. Understairs storage cupboard, radiator, oak flooring. Doors to SITTING ROOM: Coved ceiling. Double glazed window to front aspect. Feature wood burning stove with slate hearth and mantle. Television point, telephone point, radiators. Oak floor. KITCHEN/DINING ROOM: Contemporary range of kitchen cupboards and drawers with work surfaces over. Inset sink and drainer, decorative tiled surrounds and double glazed window to rear. Induction hob with extractor vent over. Integral dishwasher, fridge/freezer and twin ovens. French doors to garden, space for dining table. Doors to: UTILITY ROOM: Matching contemporary base cupboards with inset sink and drainer. Plumbing for washing machine and space for tumble drier. Radiator, double glazed door to rear garden, door to: CLOAKROOM: Low level WC Pedestal wash basin. Heated towel rail, window to side aspect.

Tiled floor.

FIRST FLOOR LANDING: Access to roof space. Airing cupboard housing wall mounted gas fired boiler providing hot water and central heating. Doors to: BEDROOM 1: Window to front aspect with views to countryside in the distance. Fitted double and single wardrobe cupboard. Radiator. Door to: EN-SUITE SHOWER ROOM: White suite comprising: enclosed shower cubicle with mains fed shower Pedestal wash basin with light/mirror over. WC. Part panelled walls. Opaque window to front aspect, heated towel rail. BEDROOM 2: Window to Rear aspect Fitted double wardrobe. Radiator. BEDROOM 3: Window to rear aspect. Radiator. BEDROOM 4: Window to front aspect with views to countryside in the distance. Fitted double wardrobe, radiator. SHOWER ROOM: Corner shower cubicle with mains fed shower, wash basin with mirror/light over, WC, opaque window to rear.

OUTSIDE

Immediately to the front of the house is a driveway leading to an attached GARAGE: With up and over door. Electric light and power connected. Adjacent is an open plan garden, being primarily laid to lawn with flower/shrub borders and central blossom tree. To the rear, the garden has access from the side, via a timber gate and leads onto a paved, gravelled and composite decked patio extending across the rear of the property. Steps to one side, lead up onto an elevated lawned area with flower beds and borders and wrought iron rail surrounds. A pathway extends to a timber SUMMERHOUSE/HOME OFFICE with timber decking and electric and power connected.

SERVICES

Mains electricity, water, gas and drainage.

DIRECTIONS

From Okehampton Fore Street proceed up East Street and into Exeter Road. Passing the speed camera upon your right hand side, take the next turning left into Balmoral Crescent, at the T-junction turn left down the hill and then left again. keep to your left and no 10 can be found in the left hand corner.

AGENT'S NOTES

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department would be more than happy to assist with achievable rental figures in the current market and also provide further information about the letting services on offer. They can be contacted on 01822 619818 and 01837 659430 or rentals.westdevon@stags.co.uk.

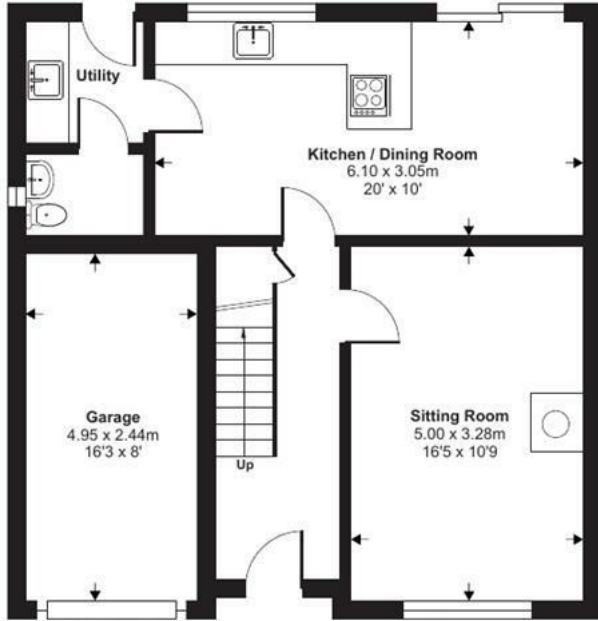




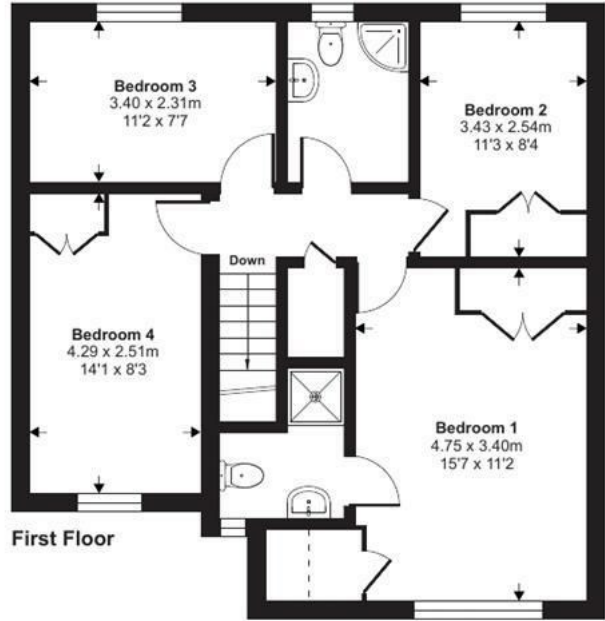
Denotes restricted head height

Approximate Area = 1188 sq ft / 110.3 sq m
 Limited Use Area(s) = 6 sq ft / 0.5 sq m
 Garage = 129 sq ft / 11.9 sq m
 Total = 1323 sq ft / 122.7 sq m

For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1073263

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A			83
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

11 Charter Place, Market Street, Okehampton,
 Devon EX20 1HN
 01837 659420

okehampton@stags.co.uk

stags.co.uk