



2 Old Well Road

2 Old Well Road, , Okehampton, Devon, EX20 1YY



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

The current 'Show Home', a superb three bedroom detached home complete with furnishings.

- Sitting Room
- Kitchen/Dining Room
- Utility And Cloakroom
- Three Bedrooms
- En Suite And Bathroom
- Garage And Parking
- Gardens
- EPC Band B
- Council Tax Band TBC
- Freehold

Guide Price £329,995

### SITUATION

The property is located on this new modern development built by Persimmon Homes, which can be found towards the eastern edge of the town. Well situated, being within easy travelling distance of the A30 dual carriageway. Okehampton has an excellent range of shops and supermarkets including a Waitrose, doctors surgery and dentist. There is schooling from infant to A-Level standard and numerous sports and leisure facilities including cinema, leisure centre and swimming pool in the attractive setting of Simmons Park. The A30 dual carriageway is easily accessible providing a direct link west into Cornwall or east to the cathedral and University City of Exeter with its M5 motorway, mainline rail and international air connections. The newly opened trainline to Exeter and beyond lies on the edge of the town, where you can also access the Granite Cycle Way and the beautiful expanse of Dartmoor.

### DESCRIPTION

One of two remaining (Charnwood design), brand new three-bedroom detached homes. The property is the current 'Show Home' and comes complete with all floor coverings, light fittings, curtains and blinds. Furthermore all of the furniture is included. This attractive home offers a generous kitchen/dining room, a separate sitting room with French doors to the garden, utility room and cloakroom. On the first floor are three bedrooms (en-suite to the main bedroom) and a family bathroom. The property is fully double glazed and gas fired centrally heated. There are gardens to both the front and rear with driveway parking and single garage with electric car charging point.

Persimmon homes come with a 2-year Persimmon warranty and a 10-year insurance-backed new homes warranty.

### ACCOMMODATION

Via double glazed door to ENTRANCE HALL: Staircase to the first floor, fitted cloaks cupboard, doors to, LIVING ROOM: Window to front elevation, French doors to rear garden. KITCHEN/DINING ROOM: Contemporary range of wall/base cupboards and drawers with

worksurfaces over and inset sink and drainer. Integral electric oven and hob with extractor hood over. Integral dishwasher and fridge freezer. Dual aspect windows and space for dining table. UTILITY ROOM: Fitted worktop with plumbing and space for washing machine and tumble drier under. Cupboard housing mains gas fired central heating boiler providing hot water and central heating. Door to rear garden, door to CLOAKROOM: Comprising WC, pedestal wash basin, understairs storage.

FIRST FLOOR LANDING: Window to rear aspect, doors to, BEDROOM 1: Window to front aspect, cupboard over stairwell, fitted wardrobe cupboard. Door to EN SUITE: Fully tiled with opaque window to front elevation, Tiled shower cubicle with mains fed shower, pedestal wash basin with tiled surrounds, WC, heated towel radiator. BEDROOM 2: Window to front elevation, fitted cupboard. BEDROOM 3: Window to rear elevation, fitted cupboard. BATHROOM: Opaque window to rear elevation, panelled bath with tiled surrounds, electric shower over and screen door, pedestal wash basin with tiled surrounds, WC, heated towel radiator.

### OUTSIDE

The front garden consists of lawned areas with barked flower beds and borders and path extending to the front entrance door. The rear garden is primarily laid to lawn with paved path and patio. Central path leading to rear pedestrian gate opening to the tarmac driveway. Providing parking for two vehicles leading to a SINGLE GARAGE: With up and over door, electric light and power connected. Electric car charging point.

### SERVICES

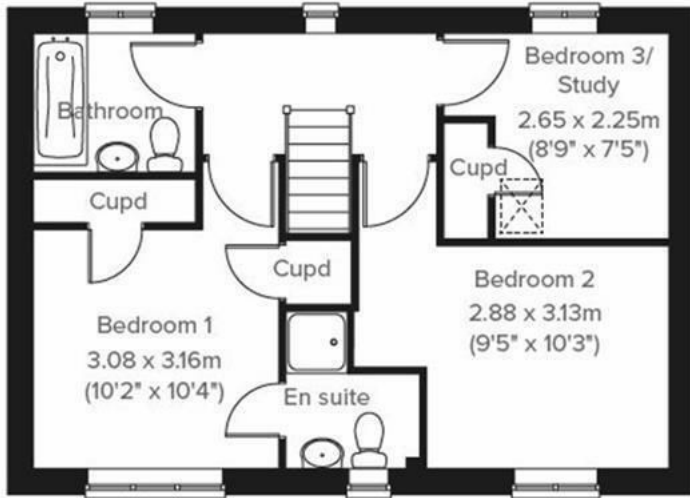
Mains electricity, metered water, gas and drainage.

### DIRECTIONS

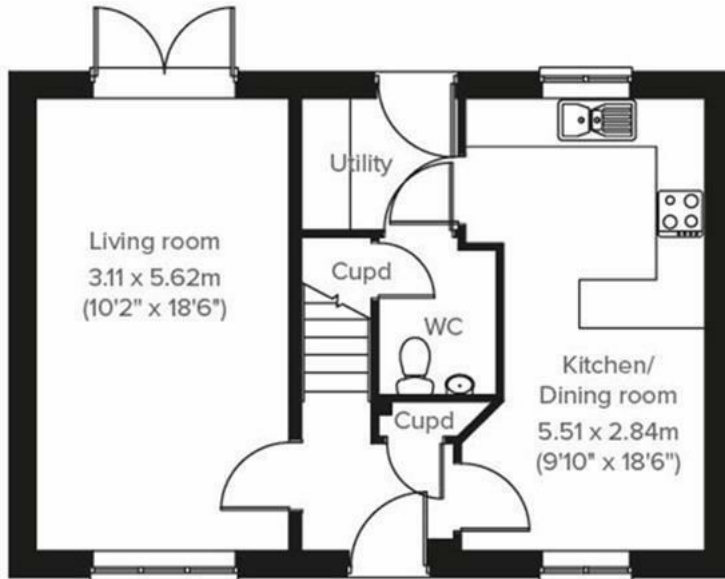
From Okehampton Fore Street, head in an easterly direction, following the road into East Street and up Exeter Road. Go past the turning for the Industrial estate on your left and take the next right into the development. The property will be found upon on your right, after a short distance.





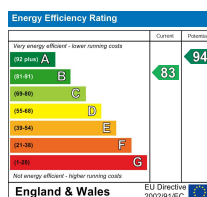


**First floor**  
**Bedroom 1**  
 10' 2" x 10' 4" (3.08m x 3.16m)  
**Bedroom 2**  
 9' 5" x 10' 3" (2.88m x 3.13m)  
**Bedroom 3/Study**  
 8' 9" x 7' 5" (2.65m x 2.25m)



**Ground floor**  
**Living room**  
 10' 2" x 18' 6" (3.11m x 5.62m)  
**Kitchen/Dining room**  
 9' 10" x 18' 6" (5.51m x 2.84m)

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.



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