



3 Bluebell View



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

A superb three storey family home with garage, parking and gardens.

- Kitchen/Breakfast/Family Room
- Sitting Room
- Dining Room
- 5 Bedrooms
- Three Bathrooms
- Parking And Garage
- Gardens
- EPC Band B
- Council Tax Band TBC
- Freehold

Asking Price £490,000

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

The last remaining (Regent design), brand new five bedroom detached family home. This spacious three storey family home offers an impressive open-plan kitchen/family/sitting room with French doors to the garden, together with separate living room and cloakroom. On the first floor are four bedrooms, a Jack and Jill shower room and a family bathroom. On the first floor is a superb master bedroom suite with fitted cupboard and en suite bathroom.

The property is fully double glazed and gas fired centrally heated. There are gardens lie 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, Understairs storage cupboard, doors to CLOAKROOM: Comprising WC, pedestal wash basin, heated towel rail. LIVING ROOM: Bay window to front elevation. KITCHEN/BREAKFAST/FAMILY 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. Window to rear garden, space for dining table and sofa. Window to rear. French doors to garden. Bay window to front.

FIRST FLOOR LANDING: Two fitted cupboards, door with staircase to second floor main bedroom. Doors to, BEDROOM 2: Window to rear elevation.

door to EN SUITE: (Jack and Jill with bedroom 3) EN SUITE: Large tiled shower cubicle with mains fed shower, WC, pedestal wash basin, tiling to half walls, opaque window to rear. BEDROOM 3: Window to rear elevation. Door to en suite. BEDROOM 4: Window to front elevation. BEDROOM 5: Window to front elevation. FAMILY BATHROOM: Pedestal wash basin, panelled bath with electric shower over and screen door, WC, opaque window to front. Tiling to half wall. BEDROOM 1: A spacious master bedroom with two dormer windows to front, fitted storage cupboard. Door to EN SUITE BATHROOM: Opaque window to rear elevation, panelled bath with tiled surrounds. tiled shower cubicle with electric shower, pedestal wash basin, 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 enclosed with paved path and patio area. Pedestrian gate opening to 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. proceed straight through the development taking the second left into Bluebell Way. No 3 will be found upon your left hand side.

Some of the photos used are generic as the property is currently in the process of being completed.





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	(85-91) B	85	91
(81-84) C	(69-78) D		
(69-80) E	(51-68) F		
(45-68) G	(1-40) H		
<small>Net energy related - higher scoring coats</small> England & Wales EU Directive 2002/91/EC			

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