



4 Bluebell View



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

A brand new four bedroom, two reception room detached family home with garage, off road parking and gardens.

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

Guide Price £399,995

#### 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 (Marlborough design), brand new four-bedroom detached family homes. This spacious home offers an impressive open-plan kitchen/breakfast/family room with French doors to the garden, together with separate living and dining rooms. Further benefits include a separate utility room and cloakroom. On the first floor are four double 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 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: Window to front elevation. DINING ROOM: 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. French doors to garden. 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 side.

FIRST FLOOR LANDING: Two fitted cupboards, doors to, BEDROOM 1: French doors to front aspect with 'Juliet' balcony and views towards Dartmoor. Door to EN SUITE: Part 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 rear elevation. BEDROOM 3: Window to front elevation. BEDROOM 4: Window to rear elevation. FAMILY BATHROOM: Opaque window to rear elevation, panelled bath with tiled surrounds. Large tiled shower cubicle with electric shower, pedestal wash basin, WC, heated towel radiator. Tiling to half walls.

#### 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 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

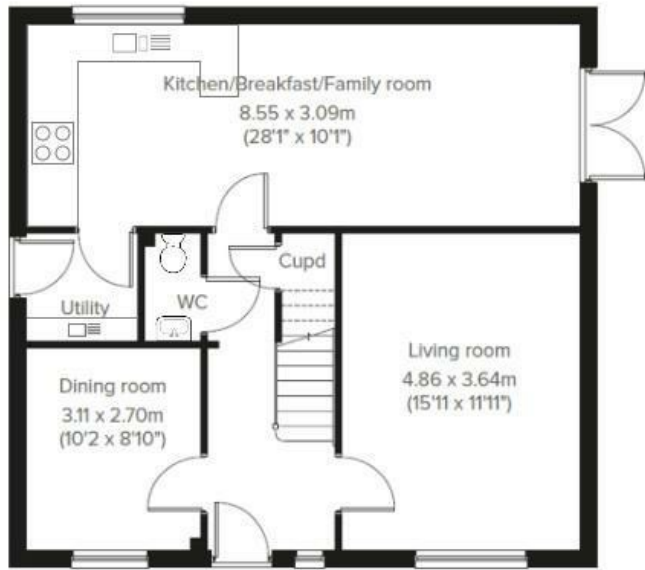
From Okehampton Fore Street, head in an easterly direction, following the road into East Street and up Exeter Road. Go past the turning for the Industrial estate on your left and take the next right into the development. proceed straight through the development taking the second left into Bluebell Way. No 4 will be found upon your left hand side.

#### AGENTS NOTE

The Internal photos are of the same design (1 Bluebell View) due to the property having not yet been 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	(81-91) B	85	93
(69-80) C	(55-68) D		
(50-68) E	(35-54) F		
(1-49) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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