



8 Collatons Walk



Okehampton 10 Miles, Crediton 8 Miles,
Exeter 16 Miles

A three bedroom detached
dormer style bungalow with
gardens, garage and off road
parking.

- Modern Kitchen
- Sitting And Dining Room
- Conservatory
- Three Bedrooms
- En Suite And Bathroom
- Garden And Garage
- No Chain
- EPC Band C
- Council Tax Band D
- Freehold

Guide Price £300,000

SITUATION

The property is situated in the popular mid Devon village of Bow. The village has an active and thriving community with village shop, pub, primary school, playgroup, places of worship and village hall, as well as a modern medical centre and Garden Centre. There are good services in neighbouring towns with Crediton and Okehampton both offering a good range of local and nationally owned shops and businesses. The cathedral and university city of Exeter has a large shopping centre and direct access to the M5 motorway, together with mainline rail and international air connections. The Dartmoor National Park is easily accessible at Okehampton and the north and south coasts of Devon with attractive beaches and delightful coastal scenery are within easy travelling distance.

DESCRIPTION

Set at the end of a cul de sac and within walking distance of the village centre, this detached chalet bungalow offers a generous, level and private rear garden. The property benefits from solar panels that generate an income on a fixed tariff that is generating circa £700 per annum and reduced electricity during the year. There is off road parking for several vehicles and a detached garage. The property offers flexible accommodation and works well for those wanting ground floor bedroom space and/or work from home office space. The kitchen has been recently installed and offers a modern finish with fitted appliances. There is also a large conservatory to the rear.

ACCOMMODATION

Upvc entrance door opening to the ENTRANCE PORCH: Having quarry tiled floor and double glazed window opening to the HALLWAY: Telephone socket, radiator, understairs recess and recessed cloaks cupboard with hanging rail, slatted shelving and power point. KITCHEN: Modern range of base cupboards and drawers with work surfaces over and inset sink and drainer, matching wall cupboards, Integral dishwasher and fridge/freezer. Double electric oven, four ring induction hob and extractor vent over. Tiled floor, dual aspect double glazed windows. DINING ROOM:

Radiator and double glazed sliding patio door opening out to the conservatory. SITTING ROOM: A lovely light room having three double glazed windows to the front aspect, brick fireplace with inset multi fuel stove. Radiator. BEDROOM 3: Double glazed window overlooking the rear garden, radiator, fitted wardrobes to one wall. BATHROOM: Modern white suite comprising panelled bath with tiled surround, WC, vanity wash hand basin with mixer tap, laminated surround with various drawers and cupboards beneath and tiled splash backs. Chrome heated towel rail, Tiled floor. Tiled shower cubicle with electric shower. Opaque double glazed window to rear. CONSERVATORY: A spacious light room being of uPVC construction with low brick/block walls and having a double glazed roof. Recess with worktop and plumbing and space for washing machine. Tiled floor and double doors opening out to the garden which it overlooks.

FIRST FLOOR LANDING: Access to the eaves. Door to walk in STORE ROOM: doors to, BEDROOM 1: L shaped with an angled ceiling, double glazed roof light and fitted airing cupboard housing the hot water tank fitted with immersion heater and shelving. Door to EN SUITE: Comprising WC., pedestal wash basin with tiled splash back and shower cubicle with electric shower. Hatchway to the roof void. BEDROOM 2: Being L shaped with window to the gable wall affording an open aspect. Angled ceiling, fitted wardrobe. Radiator.

OUTSIDE

The rear garden is nicely enclosed and primarily laid to lawn with flower and shrub borders. GREENHOUSE and GARDEN SHED to side. DETACHED GARAGE: Up and over door, light and power connected. Additional parking for at least two vehicles to the front of the garage. Further gravelled area of garden to the front of the property.

SERVICES

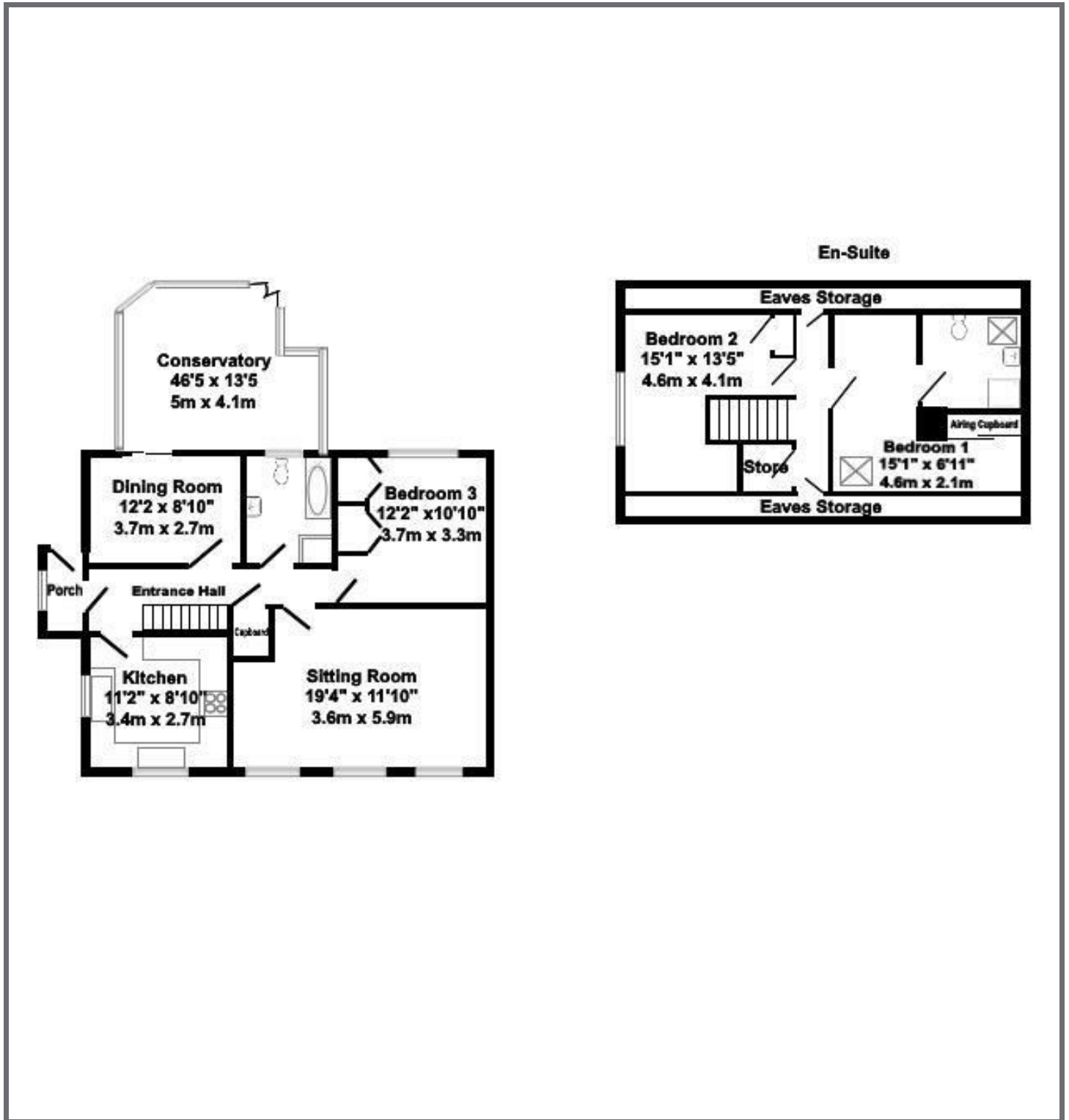
Mains water, electricity and drainage. External oil fired central heating boiler.

DIRECTIONS

For SAT NAV purposes the postcode is EX17 6LS.

what3words = boring.tribes.validated





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			82
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		10	

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

okehampton@stags.co.uk

stags.co.uk