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59 Exeter Road

59 Exeter Road, , Okehampton, Devon, EX20 1QF



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

A well positioned and deceptively spacious detached bungalow with gardens and garage.

- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Bathroom And En Suite
- Two Bedrooms
- Garage And Parking
- Gardens
- Freehold
- EPC Band D
- Council Tax Band E

Asking Price £355,000

#### SITUATION

The property is located in a non estate position on the eastern edge of the town. Well situated, being within easy travelling distance of the A30 dual carriageway and town. 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

A mature individual detached bungalow, situated on the eastern side of Okehampton. The property offers deceptively spacious accommodation and benefits from double glazing and mains gas fired central heating. In brief the property comprises: a generous living room, together with a separate dining room. There is well fitted kitchen/breakfast room and utility room. Further benefits include two double bedrooms, one with an en-suite, a family bathroom and a cloakroom. The property benefits from ample parking and a detached garage, whilst to the rear is a level enclosed garden with areas of lawn, patio and flower borders, together with a greenhouse and garden shed. The property is offered with no ongoing chain and viewing is recommended.

#### ACCOMMODATION

Double glazed door to ENTRANCE PORCH: Glazed door to ENTRANCE HALL: Access to loft space, airing cupboard with hot water cylinder and immersion. Doors to SITTING ROOM: Gas fire with stone surround and timber mantle, double glazed sliding door to front garden. glazed doors to DINING ROOM: Double glazed window to side and patio doors to front aspect. Door to KITCHEN/BREAKFAST ROOM: Range of wall and base cupboards with

work surfaces over and inset sink and drainer, double glazed window to side. Double electric oven, four ring hob and extractor vent over. Tiled floor. Space for breakfast table. UTILITY ROOM: Housing gas central heating boiler, fitted cupboard, space for washing machine, plumbing and space for washing machine, tiled floor, window and patio doors to rear garden. BEDROOM 1: Double glazed window to front, fitted wardrobes, dressing table and bedside cupboards. Door to EN SUITE BATHROOM: Corner bath with mixer shower attachment, pedestal wash basin, WC, opaque window to side. BEDROOM 2: Double glazed window to rear, fitted wardrobe cupboard. REAR PORCH: Currently used for storage with fitted cupboards and double glazed door to rear. CLOAKROOM: Comprising WC, tiled floor, opaque window to rear. BATHROOM: Panelled bath with shower over and screen door, WC, pedestal wash basin, tiled floor. Opaque window to rear.

#### OUTSIDE

Immediately to the front of the property is a large paved parking area for several vehicles, leading to a detached GARAGE: With electric up and over door, light and power connected and personal door to side. Adjacent are a selection of raised flower beds, trees and shrubs. Together with a patio area, adjoining the front of the bungalow. To the rear is a level garden, laid to patio and lawn with flower and shrub borders. There is a useful GREENHOUSE and GARDEN SHED, together with a further shed adjoining the rear.

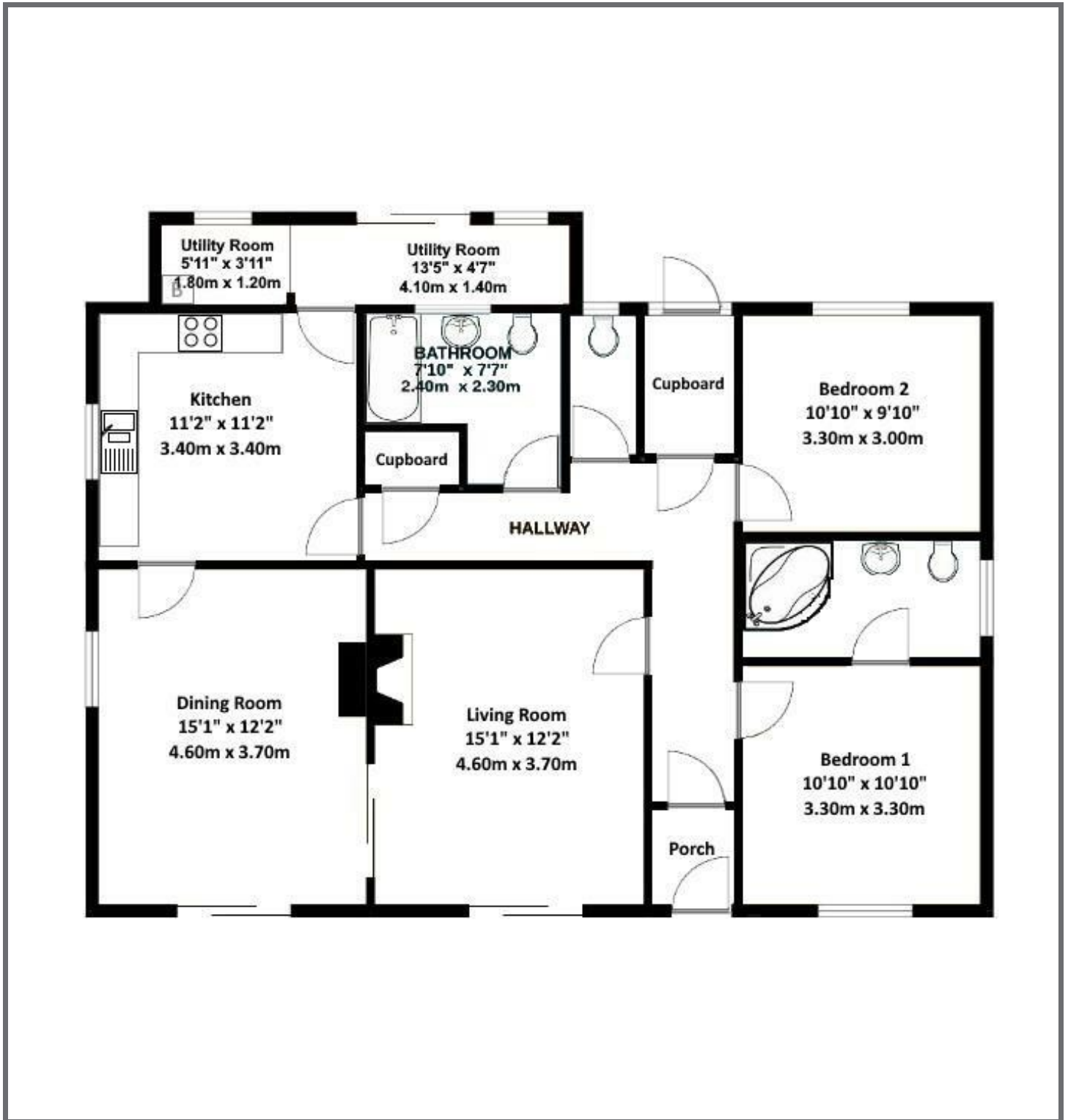
#### SERVICES

Mains water, gas, electricity and drainage.

#### DIRECTIONS

From Okehampton Fore Street, head in an easterly direction, following the road into East Street and up Exeter Road. Turn left just after Costcutter and the property will be found set back on your left hand side.





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		67	
(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

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