



3 Springfield

3 Springfield, Petrockstowe, Okehampton, Devon, EX20 3HF



Okehampton: 12 miles, A30 14 miles,
Exeter 37 miles.

**A deceptively spacious village
home with gardens, carport and
delightful countryside views.**

- Sitting And Dining Room
- Kitchen/Breakfast Room
- Three Bedrooms (One En Suite) And Loft Room
- Carport/Workshop
- Gardens And Parking
- Edge Of Village Location
- Superb Views
- Council Tax Band B
- EPC Band E
- Freehold

Guide Price £330,000

SITUATION

The property is situated on the edge of the village of Petrockstowe, a peaceful rural community surrounded by typically rolling Devonshire countryside. The village itself has a strong community spirit and offers a well used village hall and places of worship. Closeby is the popular historic market town of Hatherleigh with an excellent range of shops and services, which include a primary school, doctors and veterinary surgeries. The nearby town of Okehampton has an excellent range of amenities with three supermarkets including a Waitrose, a range of high street shops, modern hospital and leisure centre in the attractive setting of Simmons Park. The town has schooling from infant to sixth form level. Okehampton gives direct access to the A30 dual carriageway, providing a link west into Cornwall and east to Exeter with its M5 motorway, main line rail and international air connections. From Petrockstowe, there is easy access to the scenic Tarka Trail and the Dartmoor National Park is easily accessible at Okehampton. The North Devon towns of Bideford, Barnstaple and Torrington are within easy driving distance, as are the coasts of Devon and Cornwall, with attractive beaches and delightful coastal scenery.

DESCRIPTION

Situated on the fringes of the popular rural village of Petrockstowe is this deceptively spacious three bedroom semi-detached family home. The property is approached over a no through road, giving exclusive access to just two other properties. Internally the property is offered in good order throughout and in brief comprises, an entrance hall, opening to a front facing sitting room and adjacent dual aspect lounge/dining room. To the rear is a well fitted kitchen/breakfast room, a separate utility room and ground floor cloakroom. To the first floor are three double bedrooms (bedroom one with en suite), together with a modern family bathroom. The property also benefits from a useful loft room, suitable for a home office, hobbies or play room etc, with an adjoining en suite cloakroom. This is accessed via a staircase from the first floor landing. The majority of the accommodation offers superb views over the surrounding farmland and countryside. Outside there is parking directly in front of the property and additional parking in the carport (with adjoining workshop) There are attractive gardens to the side and rear, together with a summerhouse, taking in the lovely views.

ACCOMMODATION

Double glazed entrance door to ENTRANCE HALL: Staircase to first floor, doors to, SITTING ROOM: Double glazed windows to the front elevation with delightful views across open countryside, radiator. DINING ROOM: A superb dual aspect room with large double glazed window to the front elevation offering outstanding views over open countryside and further window overlooking the rear garden. Fireplace with inset electric fire, radiator. KITCHEN: Fitted with an extensive range of wall and base cupboards with breakfast bar, work surfaces over and inset sink and drainer. Window overlooking rear garden and roof lights. Freestanding electric cooker with induction hob and extractor vent over, Space for upright fridge/freezer and plumbing and space for dishwasher, useful understairs storage cupboard. REAR HALLWAY: opening into glazed porch with glazed door to rear and doors to, UTILITY ROOM: Fitted worktop with inset sink and drainer. Fitted wall cupboards and shelving. Double glazed window to the side elevation. Space and plumbing for washing machine and white goods. CLOAKROOM: Comprising WC, opaque window to

the rear elevation.

FIRST FLOOR LANDING: Staircase leading to the loft room, double glazed window overlooking the rear gardens, doors to, BEDROOM 1: Double glazed sliding doors to the front elevation with Juliet balcony overlooking the adjoining countryside, further window to side, radiator Door to EN SUITE: Tiled shower cubicle with electric shower, WC, pedestal wash basin. Window to rear elevation. BEDROOM 2: Double glazed window to the front elevation again with superb countryside views, fitted wardrobe cupboard. BEDROOM 3: Double glazed window to the front elevation with countryside views, fitted cupboard, radiator. FAMILY BATHROOM: White suite comprising WC, pedestal wash basin, free standing roll top bath with central mixer taps, tiled shower cubicle with Mira electric shower, airing cupboard housing radiator and linen shelving, window to the rear elevation. LOFT ROOM: Two Velux roof windows looking to the front elevation with wonderful uninterrupted countryside views, further double glazed window overlooking the rear garden, useful eaves storage. Door to CLOAKROOM: comprising WC and vanity wash hand basin.

OUTSIDE

Immediately to the front of the house, is concrete hardstanding for approximately 2 vehicles. A gate opens to the side, to an area of lawn with flower and shrub borders and offers attractive countryside views. From here there is access to a useful WORKSHOP: 22'9" x 7'10" with power and light connected. Adjoining is a large timber constructed CARPORT: 29'11" x 16. At the rear of the property is a lovely enclosed lawned garden with established flowerbeds, shrubs and borders, together with a timber built storage shed. There is an area of raised timber decking to the side, with a modern 10' x 8' SUMMERHOUSE that overlooks the front lawn and countryside views in the distance.

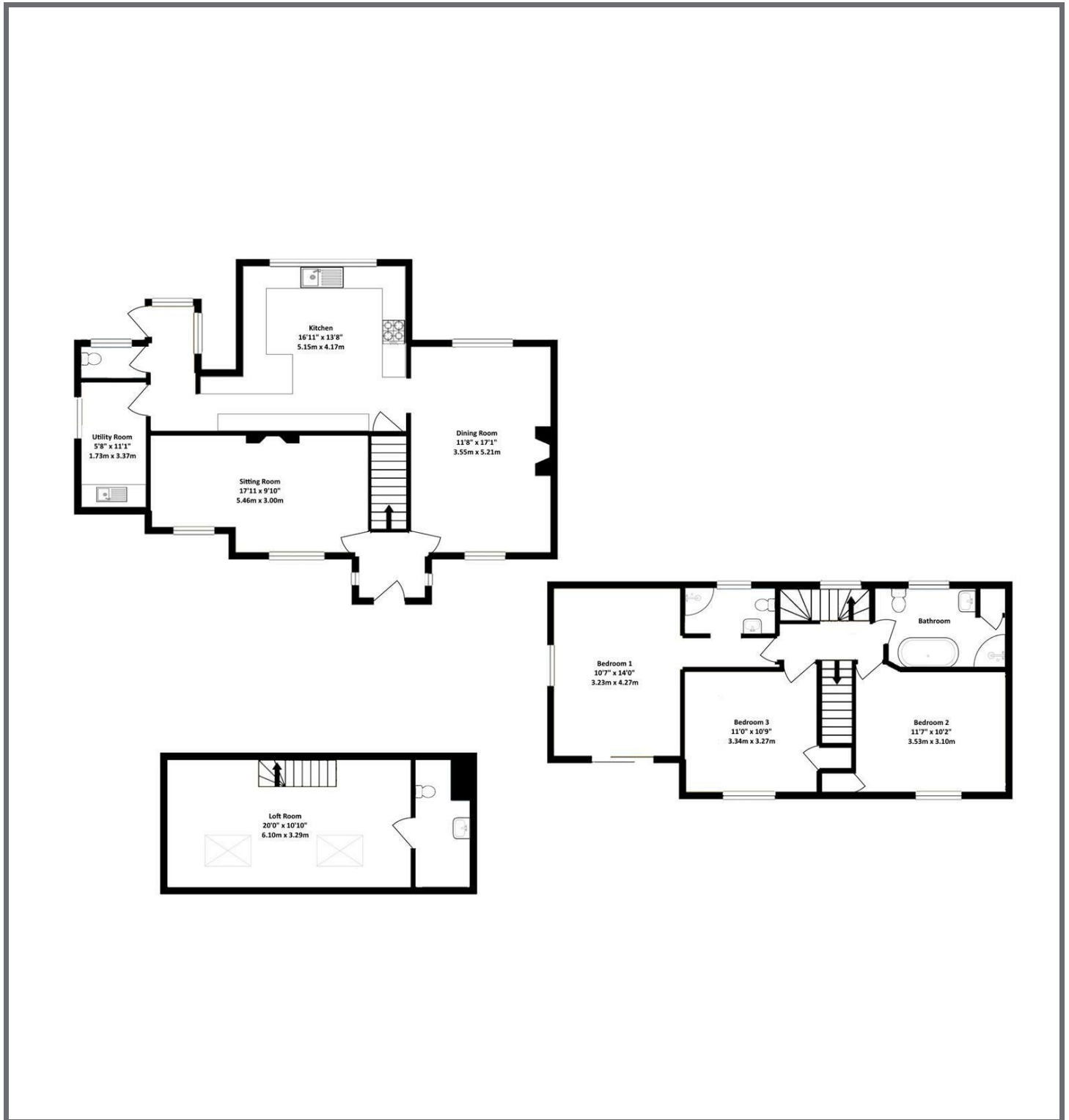
SERVICES

Mains Electric, Water and drainage. Oil fired central heating. Broadband: Supafast likely to be available upto 74 Mbps (Ofcom). Mobile Coverage EE and O2 Likely to be available (Ofcom)

DIRECTIONS

For SAT NAV purpose the postcode is EX20 3HF.
what3words chase.marbles.hubcaps





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	(69-88) C	(55-77) D
(49-68) E	(29-48) F	(1-48) G	
Net energy efficient - higher scoring coats		71	52
England & Wales		EU Directive 2002/91/EC	

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