



The Lodge

The Lodge, Upcott Hill, Okehampton, Devon, EX20 1SQ



SITUATION

The lodge is situated in an enviable town edge location. 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 towards Exeter with its M5 motorway, mainline rail and international air connections. On the edge of the town is the train station, Granite Cycle Way and the beautiful expanse of Dartmoor.

DESCRIPTION

A well presented and individual detached residence, located on the northern edge of the town. In brief the property comprises: an entrance porch opening to a kitchen/dining room, adjacent is a dual aspect room with woodburning stove. An inner hallway serves two bedrooms and a modern shower room. There are two connecting loft rooms suitable for storage, office/hobbies space The property benefits from LPG central heating system and double glazed windows and doors. There are gardens to three sides of the property, together with off road parking, with some good vantage points to enjoy the views over Okehampton and surrounding countryside and Dartmoor.

ACCOMMODATION

Via double glazed doors to ENTRANCE PORCH: Slate steps up and double glazed entrance door to: KITCHEN/DINING ROOM: A dual aspect room with range of wall and base cupboards with work surfaces over and inset stainless steel sink and drainer; integral electric oven with induction hob and hood over; space and plumbing for slimline dishwasher and space for upright fridge/freezer and washing machine. LED spotlights. Worcester LPG combi-boiler. Space for table. Radiator. SITTING ROOM: A light dual aspect room with views over the garden; exposed timber flooring; fireplace housing multi-fuel burner stove; LED spotlights; television point; telephone point; radiator. Hatch to: LOFT ROOM (with retractable pull down ladder) Window to side aspect; sub divided into two area with power and lighting connected (See floorplan).

INNER HALLWAY Window to rear, fitted storage cupboards, doors to, BEDROOM ONE: Window to front; T.V. point; telephone point; radiator. BEDROOM TWO: Window to front; uplighters; radiator. SHOWER ROOM: Large walk in modern shower cubicle with electric shower, vanity wash hand basin; WC, decorative tiled floor, opaque window to front, heated towel rail.

OUTSIDE

The property is accessed from the nearby private drive, via its own driveway providing off road parking for several vehicles. Covered LOG/BIN STORE to side. From the drive steps lead up to the house where there is a stone chipped terrace adjoining the house and outside water tap. The main garden area sits to the the left of the house, being primarily laid to lawn with paved stepping stones to a timber GARDEN SHED and COVERED LOG STORE. From the garden there are views back over the town to Dartmoor beyond. Set below the house is an area of lawn interspersed with plants and shrubs and mature trees, offering privacy and seclusion and rooftop views towards Okehampton and Dartmoor beyond. WORKSHOP 18' 0" x 9' 2" (5.5m x 2.8m) Power and light connected. STUDIO 9' 6" x 7' 6" (2.9m x 2.3m) Power and light connected.

SERVICES

SERVICES Mains electricity, shared private water supply (borehole) and private drainage. (metered and paid direct to Upcott house where both are sited). Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection. LPG gas central heating. Broadband Coverage: Ultrafast likely available upto 1000mbs (Ofcom). Mobile Coverage: 02, 3, Vodafone and EE likely available (Ofcom).

DIRECTIONS

From our office in Okehampton, proceed in a northerly direction signposted to Hatherleigh A386. Continue passing the turning for Okehampton Rugby Club and after a further 200 yds the property can be located on your right hand side identified by a Stags for sale board.

0.5 miles, A30 2 Miles, Exeter 25 Miles.

An individual two bedroom detached single storey residence, with gardens and parking, located on the northern edge of the town.

- Sitting Room
- Kitchen/Breakfast Room
- Two Bedrooms And Shower Room
- Loft Rooms
- Parking and Gardens
- Edge Of Town Location
- LPG Central Heating And Double Glazing
- Freehold
- EPC Band: G
- Council Tax: B

Guide Price £330,000



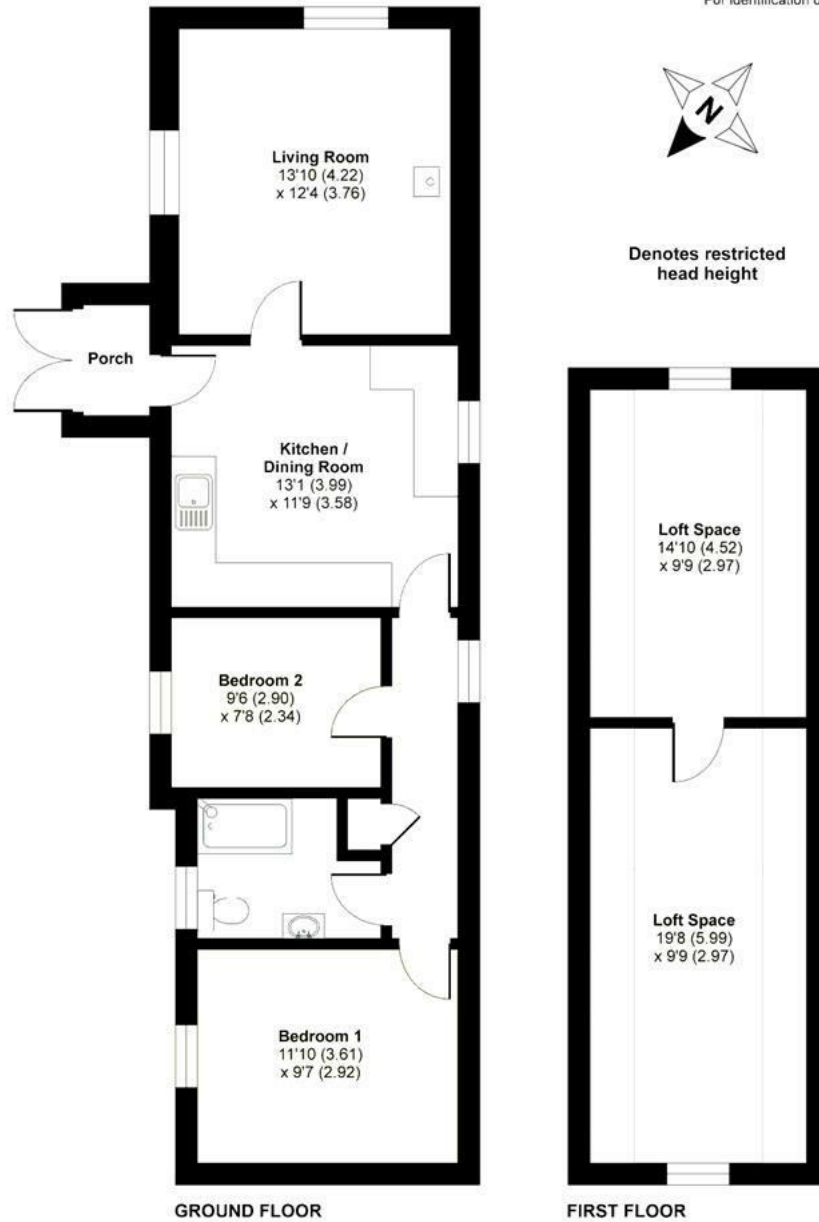
The Lodge, Upcott Hill, Okehampton, EX20

Approximate Area = 863 sq ft / 80.2 sq m

Limited Use Area(s) = 140 sq ft / 13 sq m

Total = 1003 sq ft / 93.2 sq m

For identification only - Not to scale



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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		45
(1-20) G	20	

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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

okehampton@stags.co.uk

stags.co.uk