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The Oaks





A30 0.25 Miles, Okehampton 2 Miles,  
Exeter 23 Miles.

A superb three bedroom, two  
reception room semi-detached stone  
barn conversion with gardens, off  
road parking and garage.

- Fitted Kitchen and Cloakroom
- Sitting Room and Dining Room
- Three Bedrooms and Bathroom
- Double Glazing and Oil Central Heating
- Parking And Garage
- Courtyard and Garden
- East Access to Dartmoor, A30 and Okehampton
- EPC Band: C
- Council Tax Band: D
- Freehold

Guide Price £415,000

#### SITUATION

The property is situated approximately two miles east of Okehampton, just within the boundaries of the Dartmoor National Park. 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. The villages of Sticklepath and South Zeal are within a short drive offering pubs, a village shop in Sticklepath and a primary school in South Zeal.

#### DESCRIPTION

A superb three bedroom, two reception room semi-detached stone barn conversion converted in 2003. The property is well presented throughout and boasts oil central heating and double glazing. In brief, this lovely home offers, to the ground floor, a formal dining room, a dual aspect sitting room with wood burning stove. A modern extensively fitted kitchen and a cloakroom. A spacious first floor landing serves three bedrooms and a family bathroom. To the front is a paved courtyard garden with lovely home office/summerhouse. Whilst to the rear is a generous garden incorporating lawn and patio. Further benefits include a single garage and off road parking.

#### ACCOMMODATION

UPVC front door to DINING ROOM. A welcoming room with laminate tiled flooring, window to rear and staircase to first floor. SITTING ROOM: A light dual aspect room with patio doors opening to the garden and window to the front aspect. Feature fireplace with timber mantle, granite surrounds and inset wood burning stove, oak flooring. KITCHEN: A further dual aspect room with window to rear garden, window and door to side. An attractive kitchen with an extensive range of floor and wall cupboards, incorporating illuminated glass fronted wall cupboards, integral dishwasher, fridge, freezer and wine fridge. Space and connections for a gas range style oven with extractor hood over, Kardean wood flooring, tiled splashbacks. Door to CLOAKROOM: Comprising WC, pedestal wash basin, radiator, Kardean flooring.

FIRST FLOOR LANDING: Radiator, access to loft space. window to rear aspect, doors to BEDROOM

1: Window to rear with far reaching views over the garden and countryside beyond. Radiator. BEDROOM 2: Window to rear aspect with countryside views. Radiator. BEDROOM 3: Window to front elevation. Radiator. FAMILY BATHROOM: White suite comprising, tiled bath with mains fed shower over and screen door, pedestal wash basin, WC. Airing cupboard with hot water cylinder and linen shelving. Heated towel rail.

#### OUTSIDE

Immediately to the front of the property is a pleasant paved and gravelled seating area with pathway extending around to the rear. Adjacent is a superb timber HOME OFFICE/SUMMERHOUSE with double doors and windows to front. Roof light, electric heater, light and power connected. Adjoining the rear is a paved patio, enjoying an attractive outlook over the garden and beyond, the remainder of the garden is largely laid to lawn with mature shrubs, trees and bushes. Garden shed to side. The property benefits from a single GARAGE: with up and over door, light and power connected. Adjacent is off road parking for 1-2 vehicles.

#### SERVICES

Mains electricity, water and sewerage treatment plant drainage (shared with the neighbouring properties). Each contributing £17 per month for its maintenance, which also includes upkeep of the hedges/trees adjoining the driveway. Broadband: Standard likely available up to 10 mbps (Ofcom). Mobile Coverage: Three, Vodafone and 02 likely.

#### DIRECTIONS

From Okehampton proceed out of the town in an easterly direction as if towards Exeter. Do not join the A30 dual carriageway but proceed over the flyover passing the BP Garage on the left and at Tongue End Cross continue straight ahead for a short distance, whereupon the drive to the property will be found upon the left hand side identified by a Stags for sale board.







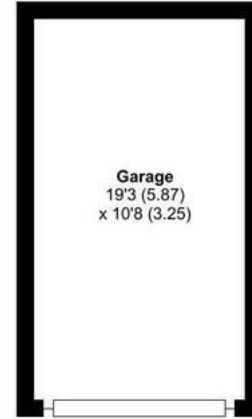
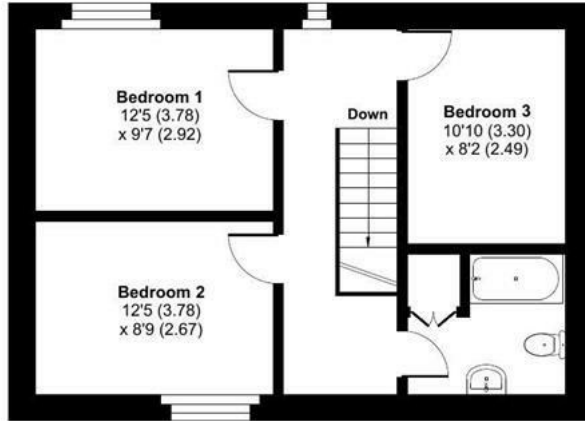
## Tongue End, Okehampton, EX20

Approximate Area = 1410 sq ft / 131 sq m (includes garage)

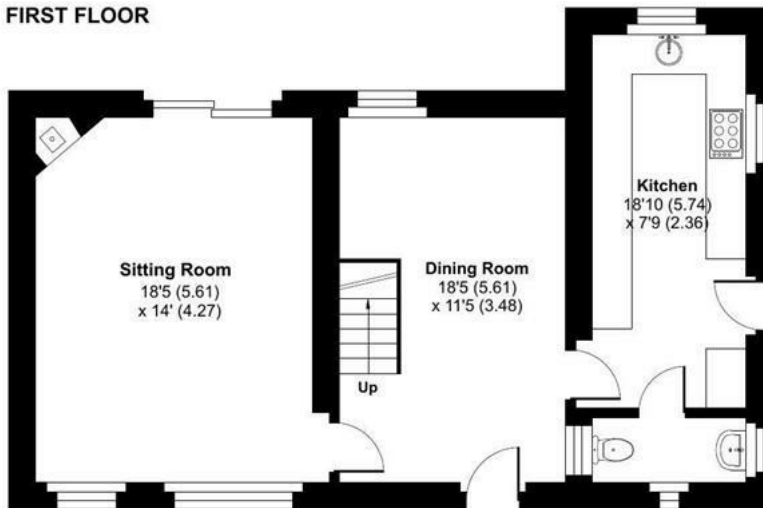
Outbuilding = 104 sq ft / 9.7 sq m

Total = 1514 sq ft / 140.7 sq m

For identification only - Not to scale



FIRST FLOOR

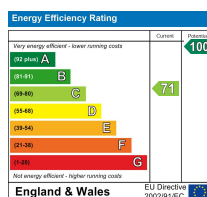


GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stevens' Estates. REF: 954276

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.



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