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6 Vicus Way

6 Vicus Way, , Okehampton, Devon, EX20 1XE



Town Centre 1 Mile, A30 2 Miles, Exeter 25 Miles.

A chain free, brand new four bedroom detached family home with garden, double garage and parking.

- Kitchen/Dining Room And Utility Room
- Sitting Room And Study
- Bathroom And Cloakroom
- Four Bedrooms (One En Suite)
- Double Garage And Parking
- Gardens
- No Chain
- Freehold
- EPC Band: B
- Council Tax Band: TBC

Asking Price £490,000

#### SITUATION

The property is located on the new Romansfield development built by Messrs Redrow Homes, which can be found towards the north eastern edge of the town. The house is well situated, being within easy travelling distance of the A30 dual carriageway, east towards Exeter or west into Cornwall. Okehampton has an excellent range of shops and supermarkets including a Waitrose, doctors surgery and dentist. There is schooling from infant (new Primary School within a short walk) 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 brand new, spacious four-bedroom, two reception room detached family home (Canterbury Design). Nicely positioned at the end of a small cul de sac. This spacious home offers an impressive open-plan kitchen/dining room with French doors to the garden. Adjoining is a large sitting room, with further French doors to the garden and a further useful study with bay window to the front. Further benefits include a separate utility room and cloakroom. On the first floor are four bedrooms (en-suite to the main bedroom) and a family bathroom. The property is fully double glazed and gas fired centrally heated. The gardens lie to both the front and rear with driveway parking and double garage. The property comes with a 10 year NHBC Warranty and two year on site guarantee.

#### ACCOMMODATION

Via double glazed door to ENTRANCE HALL: Staircase to the first floor, doors to, CLOAKROOM: Comprising WC, wash basin, opaque window to front. STUDY: Bay window to front elevation. SITTING ROOM: French doors and side windows to rear garden. KITCHEN/DINING ROOM: Extensive range of wall/base cupboards and drawers with granite worksurfaces over and inset sink and drainer. Integral double electric oven and hob with extractor hood over. Integral dishwasher and fridge freezer. Window to side garden. DINING AREA: Space for dining table, open shelving. French doors and side windows to garden. Understairs storage cupboard. UTILITY ROOM: Fitted granite worktop with inset sink and drainer and plumbing and space for washing machine and tumble drier.

Door to side.

FIRST FLOOR LANDING: Fitted cupboard, doors to, BEDROOM 1: Fitted sliding wardrobes, bay window to front elevation. Door to EN SUITE: Tiled shower cubicle with mains fed shower, pedestal wash basin with tiled surrounds, WC, heated towel radiator. Opaque window to front. BEDROOM 2: Window to front elevation. BEDROOM 3: Window to rear elevation. BEDROOM 4: Window to rear elevation. FAMILY BATHROOM: Opaque window to rear elevation, panelled bath with shower over, screen door and tiled surrounds. wash basin and fitted mirror, WC, heated towel radiator.

#### OUTSIDE

The front garden consists of barked flower beds and lawned borders with path to the front entrance door. The adjoining drive provides parking for approximately two vehicles leading to an attached DOUBLE GARAGE: With up and over door, light and power connected and electric charging point. A side path with gate opens to the rear garden, being of a generous size, enclosed by timber fencing, being newly turfed with paved path and patio area adjoining the rear of the house. Exterior tap, electric socket and lighting.

#### SERVICES

Mains electricity, metered water, gas and drainage.

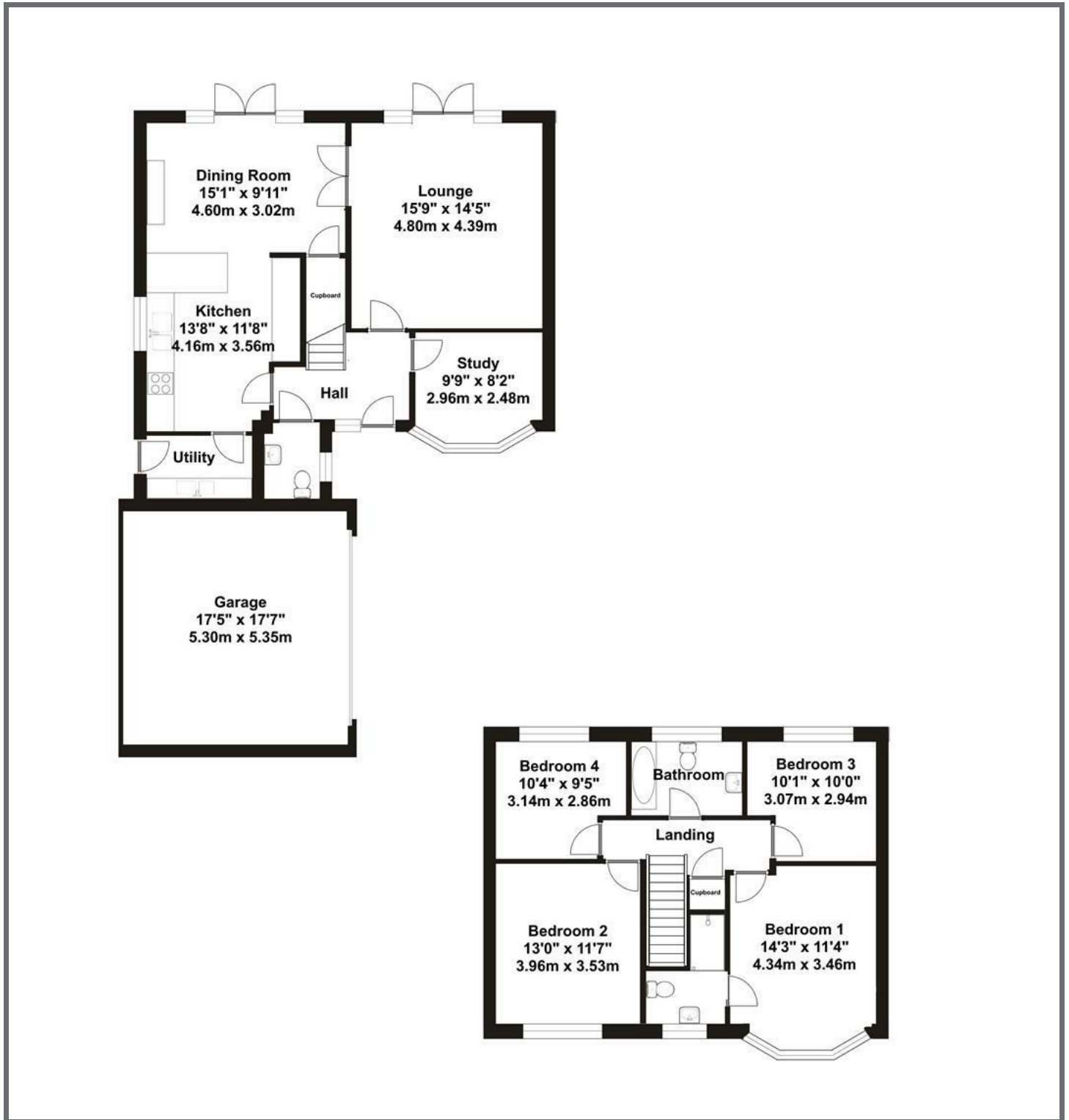
Broadband: No data available as new development (Ofcom) Mobile Coverage: No data available as new development.

The property benefits from solar panels which supplement the electricity costs.

#### DIRECTIONS

For Sat Nav purposes the postcode is EX20 1XE. what3words = senior.regal.biggest





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	89	90
(69-88) C	(55-68) D		
(50-68) E	(35-54) F		
(1-49) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2002/91/EC	

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