



5 Senate Street

5 Senate Street, , Okehampton, Devon, EX20 1GY



Town Centre 0.75 Miles, A30 1.5 Miles,  
Exeter 24 Miles.

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

- Kitchen/Dining/Family Room
- Sitting Room
- Utility And Cloakroom
- Four Bedrooms
- Bathroom And En Suite
- Garden And Garage
- No Chain
- Freehold
- EPC Band - B
- Council Tax - TBC

Asking Price £379,000



#### 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 four-bedroom detached family home (Cambridge Design). This spacious home offers an impressive open-plan kitchen/dining/family room with French doors to the garden, together with a separate sitting room. 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 single 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, fitted storage cupboard, doors to, CLOAKROOM: Comprising WC, pedestal wash basin, opaque window to front. SITTING ROOM: Window to front elevation. KITCHEN/DINING/FAMILY ROOM: Extensive range of wall/base cupboards and drawers with worksurfaces over and inset sink and drainer. Integral double electric oven and

hob with extractor hood over. Integral dishwasher and fridge freezer. Window to rear garden, space for dining table and sofa. French doors to garden. UTILITY ROOM: Fitted worktop with inset sink and drainer and plumbing and space for washing machine and tumble drier under. Cupboard housing mains gas fired central heating boiler. providing hot water and central heating. Door to side.

FIRST FLOOR LANDING: Fitted cupboard, doors to, BEDROOM 1: Fitted wardrobes, 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 side. 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 and tiled surrounds. Pedestal wash basin, WC, heated towel radiator.

#### OUTSIDE

The front garden consists of lawned areas with barked flower beds and borders and path extending to the front entrance door. The rear garden is enclosed by timber fencing, being newly turfed with paved path and patio area. Exterior tap and pedestrian gate to tarmac driveway, providing parking for two vehicles leading to a SINGLE GARAGE: With up and over door, electric light and power connected.

#### SERVICES

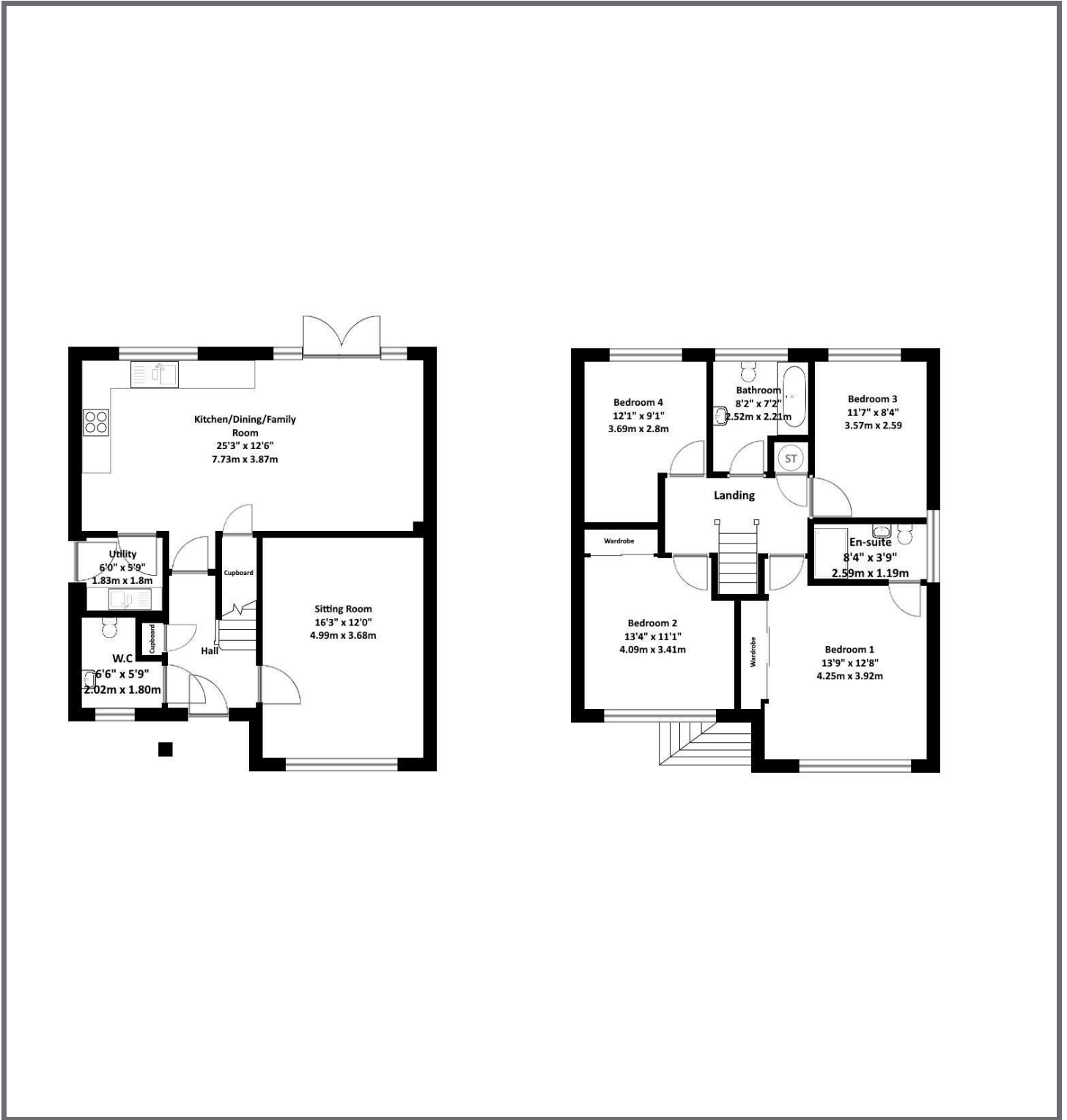
Mains electricity, metered water, gas and drainage.

#### DIRECTIONS

For Sat Nav purposes the postcode is EX20 1GY.

what3words = paramedic.provide.investor





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	Green	84	93
(81-91) B	Light Green		
(69-80) C	Yellow		
(55-68) D	Orange		
(39-54) E	Red-Orange		
(21-38) F	Red		
(1-20) G	Dark Red		
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	

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