



14 Chapel Close



Okehampton 11 Miles, Hatherleigh 3.5 Miles, Bideford 14 Miles.

A recently modernised and much improved detached bungalow, with parking, garage and gardens.

- REDUCED TO SELL, NO CHAIN, VIEWING HIGHLY RECOMMENDED
- Kitchen/Breakfast Room
- Living Room
- Three Bedrooms
- Oil Central Heating And Double Glazing
- Front And Rear Gardens
- Parking And Garage
- Freehold
- Council Tax Band C
- EPC Band D

Guide Price £285,000

SITUATION

The property is situated within 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

Located within this popular rural village is this delightfully maintained detached bungalow. Having been significantly improved since the current owners occupation, these works include a newly fitted contemporary kitchen/breakfast room, cloakroom and utility room. Further works include a modern oil central heating boiler, installation of a wood burning stove and re decoration and new floor coverings. Outside there are generous gardens to both front and rear, together with ample parking, attached garage and shed. From both the front and rear gardens, there are attractive views over the surrounding countryside.

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ACCOMMODATION

Upvc double glazed double doors to ENTRANCE PORCH: Double glazed door to: ENTRANCE HALL: Door to airing cupboard housing hot water cylinder with slatted shelving. Further doors to: CLOAKROOM: Modern WC and vanity wash basin. Heated towel rail, opaque window to side. KITCHEN: Range of contemporary white gloss, wall and base level cupboards and drawers with work tops over incorporating one and a half bowl sink and drainer. Integrated induction hob with extractor over, electric oven and microwave, washer/dryer, dishwasher and fridge/freezer.

Breakfast Bar. Double glazed window and stable door to side aspect. LIVING ROOM: Dual aspect windows to the front and side, fireplace with timber mantle, slate hearth and inset woodburning stove. Glazed door to INNER HALL: Access to loft space, doors to, BATHROOM: Modern white suite comprising; panelled bath with mains mixer shower over and screen door. WC and vanity sink unit with cupboards under, mirror/light and shaver point. Opaque window to side, tiled floor, heated chrome towel rail. BEDROOM 1: Window to rear aspect with views over the gardens and to the fields beyond. BEDROOM 2: Window to rear with views out over the gardens and to the fields beyond. BEDROOM 3: Window to side aspect.

OUTSIDE

To the front of the property is a driveway offering parking for numerous vehicles, leading to an attached GARAGE: With single metal up and over door. Light and power connected and personal door to the rear garden. The front garden is primarily lawned with mature flower and shrub borders. External oil boiler and oil tank. The main garden lies to the rear and consists of a raised patio area, with timber balustrade offering attractive views over the adjoining countryside. The remainder is laid to lawn with mature flower and shrubs borders. TIMBER SHED shed to side. A side concrete path gives access to the kitchen door, with outside tap and a gate leading back to the driveway.

SERVICES

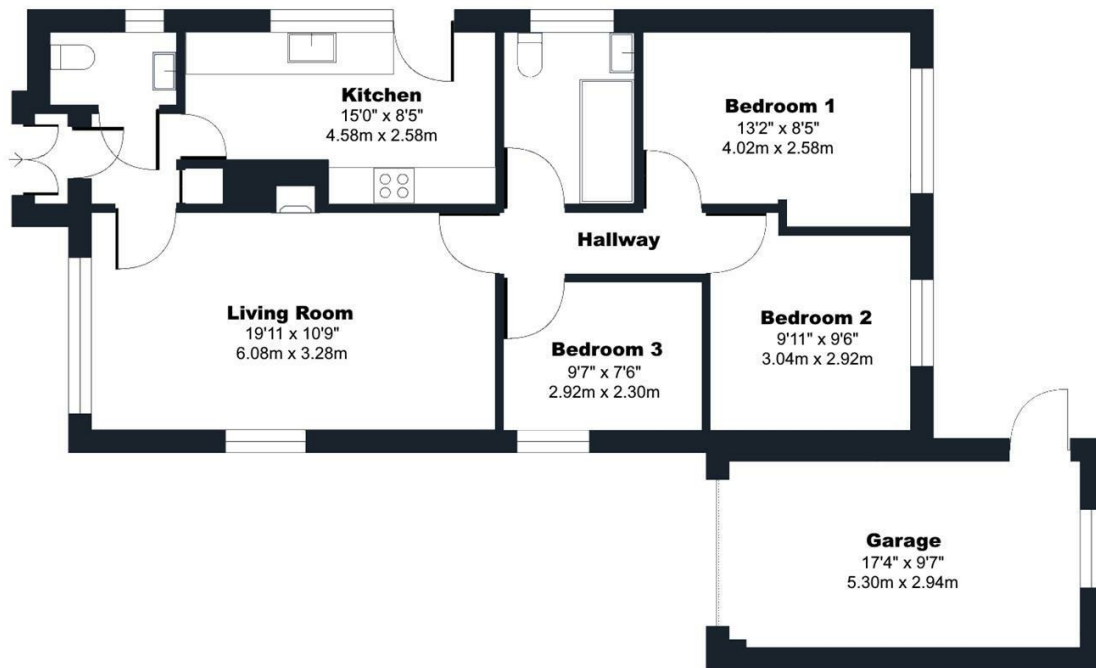
Mains electric, water and drainage, oil fired central heating. Broadband Coverage: Superfast likely up to 70mbps (Ofcom) Mobile Coverage: limited indoor EE and O2, All major providers likely outside (Ofcom)

DIRECTIONS

The postcode for SAT NAV is EX20 3HR
what3words triangles.spaces.captures



Approximate Total Area = 948.94 SQ FT /88.16 SQ M



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		81
(82-91) B	(72-81) C	55	
(62-81) C	(55-62) D		
(45-62) D	(35-45) E		
(29-44) E	(15-28) F		
(10-28) F			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		81	

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