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Bella Vista



Okehampton 1 Mile, A30 3 Miles, Exeter 26 Miles.

A well presented 3/4 bedroom detached dormer bungalow set in 0.54 of an acre with superb countryside and Dartmoor views.

- Kitchen/Breakfast Room
- Sitting And Dining Room
- Shower and Cloakroom
- LPG Gas Central Heating And Double Glazing
- Double Garage, Workshop And Garden Room.
- 0.54 Acre Gardens
- Superb Dartmoor Views
- Freehold
- Council Tax Band D
- EPC Band F

Guide Price £499,950

#### SITUATION

Bella Vista is situated in an enviable elevated position, with no immediate neighbours, offering outstanding panoramic views from the front elevation towards the tors of Dartmoor. Yet perfectly located, lying just outside the town edge. 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 deceptively spacious and flexible 3/4 bedroom detached dormer bungalow. The present vendors have significantly updated and improved the property, with further scope for improvement if required. These works include within the last 3 years, re decoration, a new kitchen and shower room. together with a modern central heating system. Externally, various works have been carried out which include a new carport and useful timber built home office. Attached is a filtration system housing a recently installed bore hole. The property is superbly located, lying just outside the town of Okehampton and offers superb countryside and Dartmoor views. All set within large gardens of 0.62 acres.

#### ACCOMMODATION

Rear entrance door to UTILITY ROOM/SNUG: Dual aspect windows, door to rear. Fitted worktop with plumbing and space below for washing machine and tumble drier. Door to CLOAKROOM: Comprising WC, corner wash basin, opaque window to rear. KITCHEN/BREAKFAST ROOM; Extensively fitted with range of modern units in white with worktops over and inset sink and drainer, matching island and breakfast bar. space for range style cooker with extractor hood over. INNER HALL: Staircase to first floor, doors to,

SITTING ROOM: Bay window to front with superb views over the countryside to Dartmoor beyond. Door to garden, door to DINING ROOM: Bay window to front with outstanding panoramic views of Dartmoor. SHOWER ROOM: Comprising WC, shower cubicle with mains fed shower, wash basin. BEDROOM 3: (Currently used as a dressing room to bedroom one), window to side aspect overlooking gardens. Door to BEDROOM 1: Dual aspect double glazed windows, door to rear hall and cloakroom BEDROOM 2: Window to side aspect overlooking gardens.

FIRST FLOOR INNER LANDING: door to eaves storage space, door to BEDROOM 4: Window to front aspect with Dartmoor views, door to eaves storage space.

#### OUTSIDE

Gates open to an extensive gravelled parking and turning area for numerous vehicles, giving access to the DOUBLE GARAGE/WORKSHOP: With electric roller door, light & power connected, uPVC windows and pedestrian door.

Adjacent is DOUBLE CAR PORT (one half being enclosed). A gate opens to the rear where there is an area of hardstanding, an exterior tap and area of lawn with shrub borders. A newly laid path leads to the front of the house, where there is a large concrete pad/entertaining area, taking in the superb countryside and Dartmoor views. The main gardens are laid to extensive lawns with newly planted apple trees and raised beds. A gravelled pathway leads to a timber HOME OFFICE: Connected with WIFI, light & power and kitchen facilities to include integral fridge. The total plot extends to 0.62 acres.

#### SERVICES

Mains electricity, LPG gas central heating, private water (bore hole) and septic tank drainage. (Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection). Broadband Coverage: Superfast likely available upto 55 mbps (Ofcom). Mobile Coverage: 02, EE and Vodafone likely indoor, all providers likely outdoors (Ofcom).

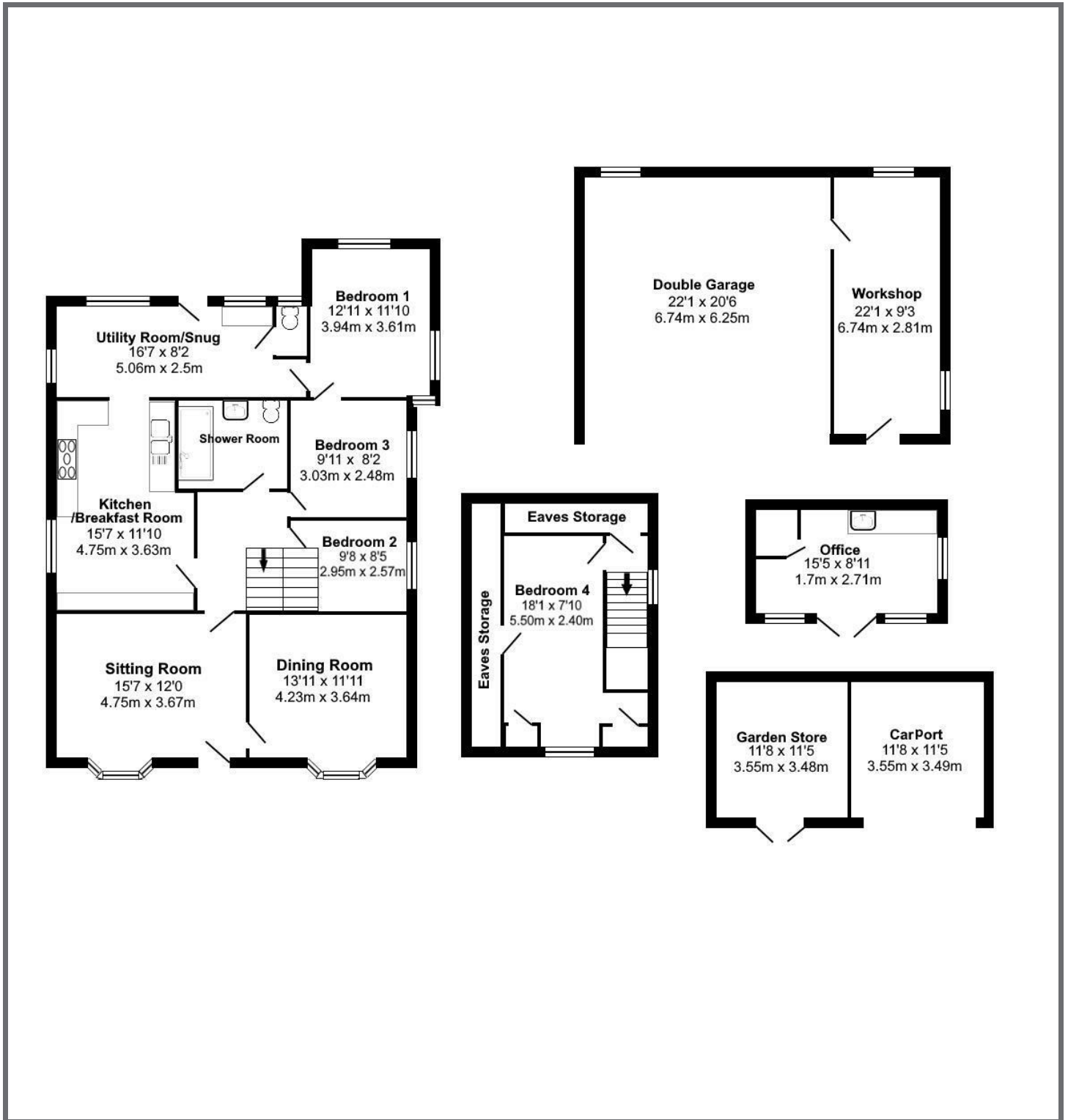
#### DIRECTIONS

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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	(69-88) C	(55-77) D
(55-68) E	(49-54) F	(35-48) G	
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	87

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

01837 659420

okehampton@stags.co.uk

stags.co.uk