



East Lynne



Okehampton 4 Miles, A30 1 Mile, Exeter 28 Miles.

## A chain free, three bedroom semi detached cottage with garden and double garage.

- Kitchen/Breakfast Room
- Utility Room/Cloakroom And Study
- Snug And Sitting Room
- Three Bedrooms And Bathroom
- Double Garage And Parking
- Garden
- No Chain
- EPC Band E
- Council Tax Band B
- Freehold

Guide Price £250,000

### SITUATION

The property is located within the village of Sourton, set slightly back off the A386. Sourton village boasts the renowned Highwayman Inn public house, together with a village hall and church. Just a short distance away, a track leads up to the Granite Way, which runs between Okehampton and Lydford along the old railway line, offering extensive off road cycling and walking within this attractive region, whilst directly beyond is the fantastic open expanse of the Dartmoor National Park with many opportunities for riding, walking and outdoor pursuits. The A30 is within very easy reach, offering direct access west into Cornwall or east to the cathedral and university city of Exeter and the M5 motorway network. The popular town of Tavistock lies to the South, whilst Okehampton is approximately 5 miles to the north.

### DESCRIPTION

A chain free, semi detached three bedroom cottage, located within the popular village of Sourton, ideally located, being within easy access to Dartmoor and the Granite Way, the towns of Okehampton and Tavistock, together with the A30. The cottage is double glazed and oil fired centrally heated, yet retains period features, such as beamed ceilings and a open stone fireplace to the sitting room. Outside there is ample off road parking and a double garage. The property backs onto an open field and offers an enclosed garden.

### ACCOMMODATION

Via open ENTRANCE PORCH: With tiled floor, entrance door to ENTRANCE HALL: Tiled floor, beamed ceiling, doors to, UTILITY/CLOAKROOM: Window to rear aspect, WC, pedestal wash basin, tiled floor, plumbing and space for washing machine and tumble drier. Cupboard housing oil fired boiler and linen shelving. SNUG: Beamed ceiling, feature display cabinets, fitted cupboards to one wall. KITCHEN/BREAKFAST ROOM: Kitchen Area: Range of base cupboards and drawers with inset sink and drainer. Matching wall cupboards over. Space for electric cooker. Window to rear with views over fields. Dining Area: Tiled floor, beamed ceiling, shelved recesses, space for

table, stable door to front porch. FRONT PORCH: Door to front. SITTING ROOM: Two windows to front aspect, beamed ceiling, feature stone fireplace with bread oven and slate hearth., door to STUDY: Windows to rear with view over fields. Beamed ceiling. Staircase to first floor. Understairs storage cupboard.

FIRST FLOOR LANDING: Recess storage space, doors to BEDROOM 1: Window to front aspect, ornate cast iron fireplace. Access to eaves, being boarded with light. fitted wardrobe cupboard with hanging space and shelving. BEDROOM 2: Window to front aspect, recess shelving, fitted wardrobe cupboard with hanging space and shelving. Access to loft space. BEDROOM 3: Recess shelving, window to front aspect. FAMILY BATHROOM: Panelled bath with tiled surrounds, WC, pedestal wash basin, strip light and shaver point, cupboard housing hot water tank. opaque window to rear.

### OUTSIDE

A gravelled drive provides parking for several vehicles and opens to a DOUBLE GARAGE: Twin up and over doors, double glazed windows to side and door to rear. Light and power connected. A gate from the drive opens to the garden, which is predominantly laid to lawn, bordered by shrubs and bushes, with pathway to the side and front porches. A small area lies to the rear of the garage, and house the oil tank.

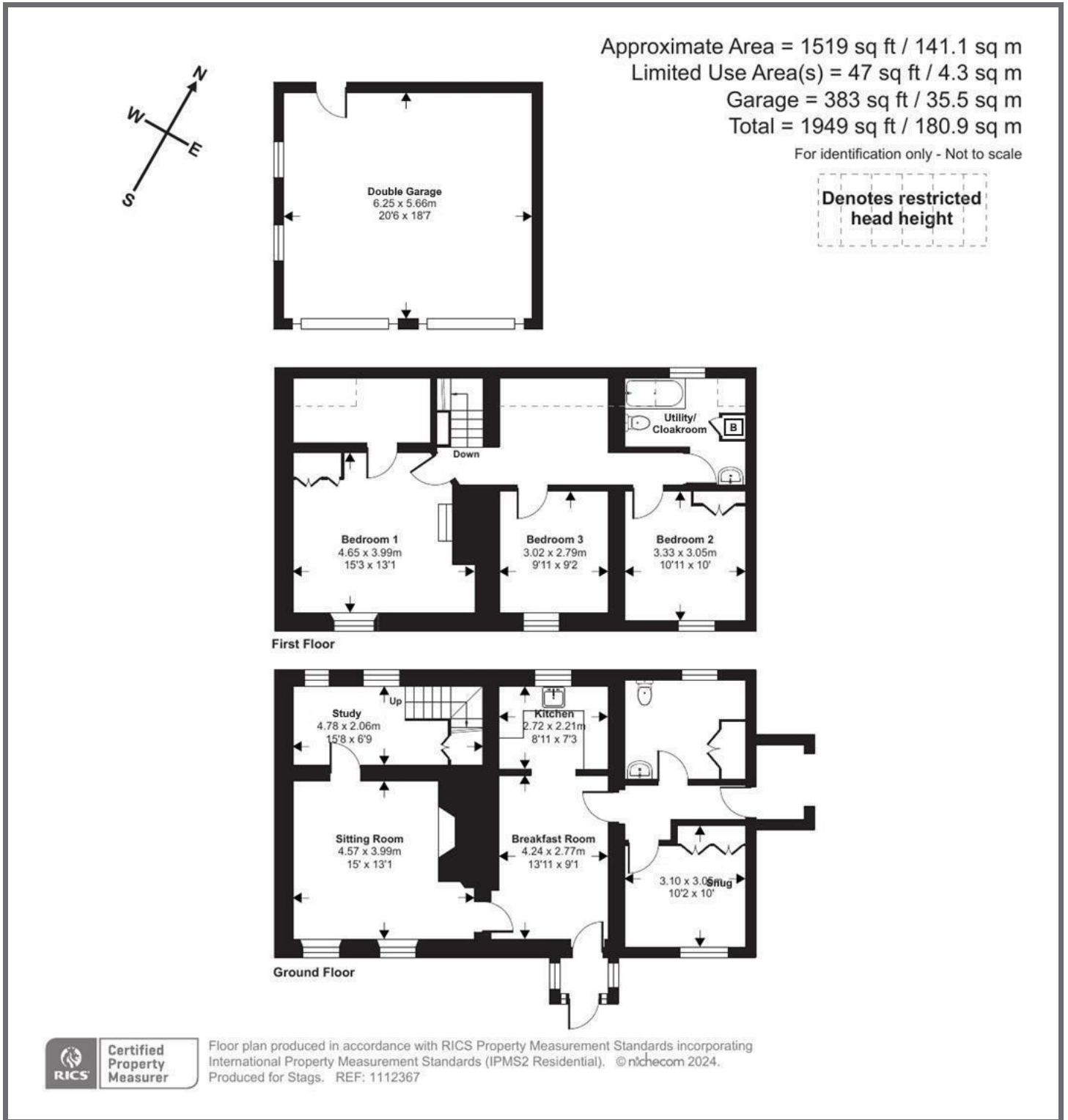
### SERVICES

Mains electric, water and drainage, Oil fired central heating. Broadband: Ultrafast believed to be available upto 1000mbps (Ofcom) Mobile Coverage: likely 02, Vodafone, Three and EE (Ofcom)

### DIRECTIONS

For SAT NAV purposes the postcode is EX20 4HN.  
what3words slave.waking.fried





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		82
(69-80) C	(55-68) D		
(50-68) E	(35-54) F	39	
(1-49) G			
Net energy efficient - higher rating code		EU Directive 2002/91/EC	
England & Wales		2022/91/EC	

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

01837 659420

okehampton@stags.co.uk

stags.co.uk