



5 Centurian Walk

5 Centurian Walk, , Okehampton, Devon, EX20 1XF



Town Centre 0.75 Miles, A30 2 Miles,
Exeter 25 Miles.

A well presented four bedroom
detached family home built by
Redrow Homes, with garage,
parking and garden.

- Kitchen/Dining/Family Room
- Sitting Room
- Utility Room and Cloakroom
- Four Bedrooms
- South facing Rear Gardens, Parking and Garage
- Solar Panels
- Countryside Views
- Freehold
- Council Tax Band E
- EPC Band B

Guide Price £445,000



SITUATION

The property is located on the new Romansfield development built by Redrow Homes, which can be found towards the north eastern edge of the town. The house is well situated, offering an attractive outlook from the front to the countryside beyond. The house is well situated being within easy travelling distance of the A30 dual carriageway, heading 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

Built by Redrow Homes, is this attractive four-bedroom detached family home (Cambridge Design). The property was first occupied in July 2023, by the present vendors and is offered in excellent order throughout. In brief the property offers; an impressive open-plan kitchen/dining/family room to the rear with French doors opening to the garden. There is a separate front facing sitting room, utility room and cloakroom. On the first floor there 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 is located on a no through road, placing it in a safe position for those with children and pets. The property comes with the remainder of a 10 year NHBC Warranty.

ACCOMMODATION

Via double glazed door to ENTRANCE HALL: Staircase to the first floor, fitted cloaks cupboard, doors to CLOAKROOM: Comprising WC, pedestal wash basin, opaque window to front. SITTING ROOM: Panelled walls to dado, height. Window to front elevation with attractive outlook. KITCHEN/DINING/FAMILY ROOM: Extensive range of wall/base cupboards and drawers with silestone worksurfaces over and inset 1.5 bowl sink. Island unit, 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. Under stairs storage cupboard. French doors to garden. UTILITY ROOM: Fitted silestone worktop with inset sink 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 driveway.

FIRST FLOOR LANDING: Fitted cupboard, doors to, BEDROOM 1: Fitted wardrobes, window to front elevation with attractive outlook. Door to EN SUITE: Tiled shower cubicle with mains fed mixer shower, pedestal wash basin with tiled surrounds, WC, duel fuel heated towel radiator. Opaque window to side. BEDROOM 2: Window to front elevation with views over the local countryside. Fitted wardrobes. BEDROOM 3: Window to rear elevation. BEDROOM 4: Window to rear elevation. FAMILY BATHROOM: Opaque window to rear elevation, panelled bath with mains fed mixer shower over and tiled surrounds. Pedestal wash basin, WC, heated towel radiator.

OUTSIDE

The front garden consists of an open plan area of lawn with newly planted hedgerow and path extending to the front entrance door. Adjoining is a tarmac driveway providing parking for two vehicles, leading to a SINGLE GARAGE: With up and over door, electric light and power connected. A pedestrian gate from the drive, opens to a south facing rear garden with an extended patio seating area with retaining stone wall, exterior light, tap and flowerbed. From here, steps lead up to an area of lawn, with newly planted trees and a fenced vegetable garden area.

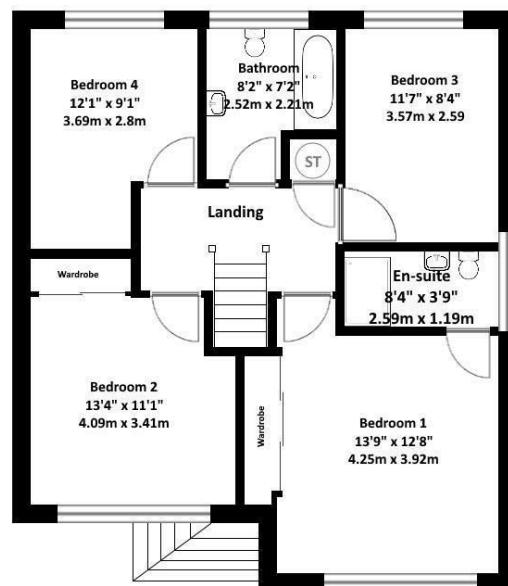
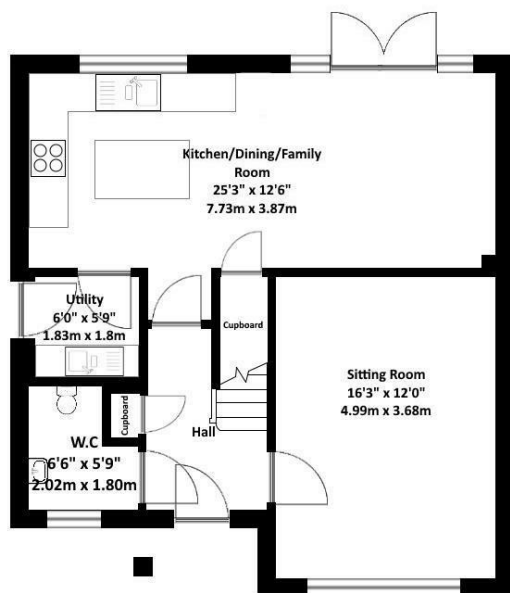
SERVICES

Mains electricity, metered water, gas and drainage. Broadband Coverage: Ultrafast likely available up to 1800 Mbps (Ofcom) Mobile Coverage: EE, Three and O2 Likely indoors. All providers likely outdoors (Ofcom)

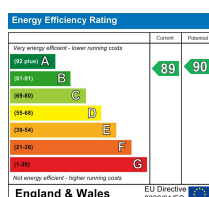
DIRECTIONS

what3words shifts.guides.swimsuits
For SAT NAV purposes the postcode is EX20 1XF.





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.



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