

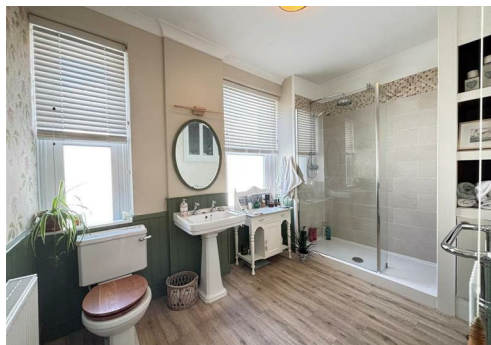


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91 Station Road



91 Station Road, , Okehampton, Devon, EX20 1ED



Town Centre 0.5 Miles A30 2 Miles Exeter  
23 Miles

A beautifully presented and spacious seven bedroom, four storey Victorian home with off road parking and attractive garden.

- Lounge
- Sitting Room
- Kitchen/Breakfast Room
- Basement with WC
- Seven Bedrooms
- Two Bathrooms
- Off Road Parking And Gardens
- Freehold
- Council Tax Band E
- EPC Band E

Guide Price £595,000

#### SITUATION

The property is situated in Station Road, a popular residential road within easy walking of the town centre, open moor and recently opened train station to Exeter and beyond. The Granite Way cycle trail which runs to the Dartmoor village of Lydford, can also be accessed at the top of Station Road, together with Okehampton golf course. The town offers an extensive range of shops, services and facilities. There are three supermarkets (including a Waitrose) a range of nationally and locally owned shops and businesses, together with a modern hospital and leisure centre in the attractive setting of Simmons Park. There is schooling from infant to sixth form level. The Dartmoor National Park offers hundreds of square miles of superb unspoilt scenery. From Okehampton there is direct access to the A30 dual carriageway providing a link to the city of Exeter with its M5 motorway, main line rail and international air connections. The countryside around Okehampton is particularly attractive with many opportunities for riding, walking and outdoor pursuits.

#### DESCRIPTION

91 Station Road comprises a delightfully presented four storey family home believed to have been constructed in 1906, having been considerably updated and improved since the current owners occupation. There works in recent years include, a newly fitted kitchen, double glazing and a replacement roof in the spring of 2022. The property retains many original period features which include a decorative tiled entrance porch/hallway, picture rails, corning and ceiling roses. The property is heated by means of gas fired central heating, which is complemented by wood burning stoves to both the living room and sitting room. Further benefits include off road parking and to the rear is a private well stocked garden which backs onto Simmons Park. The property would ideally suit those looking for a spacious and adaptable family home in this popular town location.

#### ACCOMMODATION

Via front entrance door to ENTRANCE PORCH with decorative tiled floor and double aspect windows. Decorative glazed door to ENTRANCE HALL: stripped floorboards, decorative tiled floor, staircase to first floor and staircase down to basement. Doors to: SITTING ROOM: Bay window to front, woodburning stove with slate hearth and tiled mantel. LIVING ROOM: Woodburning stove with slate hearth, sash windows to rear and door to rear garden. KITCHEN/DINING ROOM: Range of timber base cupboards and drawers with slate surfaces over and matching wall mounted cupboards. Integral dishwasher and washing machine, space for tumble drier and fitted butler sink. Door and windows to side, Rangemaster electric cooker with extractor hood above. Stripped floorboards, space for dining table. French doors to rear garden. BASEMENT: providing ample storage space and housing the gas fired boiler, wash basin, window to rear and door to side. CLOAKROOM: Comprising WC, with window to side.

FIRST FLOOR LANDING: Doors to, BEDROOM 1: Tiled ornate cast iron fireplace with timber mantel and tiled hearth. window to rear and door to rear balcony overlooking the garden. BEDROOM 2: Bay window to front with attractive fitted shutters and two fitted wardrobe cupboards either side of an ornate cast iron fireplace. BEDROOM 3: Double aspect windows, ornate cast iron fireplace. BEDROOM 4: Window to rear, fitted wardrobe cupboard to one wall, ornate cast iron

fireplace. BATHROOM: Large tiled shower cubicle with oversized shower head, Victorian style towel rail, wash hand basin, low level WC, Panelling to half wall, two opaque windows to side and leaded window to the landing. SECOND FLOOR LANDING: Velux roof light, doors to, BEDROOM 5: A double room with sash window to front. BEDROOM 6: A double room with sash window to the rear. BEDROOM 7: Velux roof to rear and access to eaves storage space. BATHROOM: Victorian style bath with claw and ball feet and mixer shower attachment over. Pedestal wash hand basin with tiled splash backs, low level WC. Velux roof light, heated towel rail, tiled floor. Airing cupboard with hot water cylinder and linen shelving. Access to eaves storage space.

#### OUTSIDE

Immediately to the front of the property, wrought iron gates open to an attractive paved driveway with parking for 1-2 vehicles and being bordered by gravelled areas interspersed with flower and shrub beds and granite steps leading to the front entrance door. To the left is a covered porch area with door into the kitchen and further door to the rear garden. The rear garden is well established and offers a patio area immediately to the rear with flower beds, borders and fish pond. The remainder is primarily laid to lawn with well stocked flower beds, bushes and mature trees. Modern GREENHOUSE, raised vegetable beds, compost area and GARDEN SHED. A further paved patio area has been added to the rear making the most of the afternoon sun and backs onto Simmons Park.

#### SERVICES

Mains Electricity, Gas, Water 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

From Okehampton Fore Street, turn left just before the White Hart Hotel into George Street. Take the second right hand turning after the Post Office into Station Road, proceed up the hill and no 91 will be found on the left hand side, just before the Catholic Church.  
what3words land.befitting.losses









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	
Very energy efficient - lower running costs	Current Potential
(92-100) <b>A</b>	82
(81-91) <b>B</b>	
(69-80) <b>C</b>	41
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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