



26 Leeze Park



26 Leeze Park

, Okehampton, Devon, EX20 1EE

A well positioned and delightfully presented four bedroom, three bathroom individual family home.

- Kitchen/Dining Room And Utility Room
- Sitting Room And Bathroom Room
- Four Bedrooms (Two En Suite)
- Gas Central Heating And Double Glazing.
- Parking For Several Vehicles
- Gardens And Decking
- Superb Individual Family Home
- Freehold
- EPC Band E
- Council Tax Band D

Guide Price £510,000

SITUATION

The property is situated in Leeze Park, a popular residential area within easy walking of the town centre, open moor and popular 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

The property was originally believed to have been constructed in 1969 and occupies an enviable position backing onto woodland, located towards the southern edge of the town. Since the present vendors occupation, the property has undergone a complete overhaul having been extended, updated and improved throughout, creating a unique, light and airy well presented family home. The well appointed kitchen/dining room and sitting room are attractive features, both with doors opening to the timber decked entertaining area and garden below. Further benefits include four double bedrooms (two with en suite facilities), a family bathroom, utility room and cloakroom. Together with ample parking to the front.



ACCOMMODATION

Via front entrance door with full height obscured double glazed panel opening to the ENTRANCE HALL: Doors to INNER HALL: Under stairs storage cupboard, doors to, CLOAKROOM; Comprising WC, wash basin, tiled flooring, chrome heated towel radiator. Opaque window to front. SITTING ROOM: Full width bi-fold double glazed doors opening to the superb large raised decking area overlooking the garden and woodland. Further window to rear. Part vaulted ceiling with high level window, from the landing area. REAR HALL: Doors to, BEDROOM 2: Double glazed French doors leading to the enclosed front garden. Door to EN SUITE: White suite comprising fully tiled shower cubicle with mains fed mixer shower, pedestal wash basin, WC, chrome heated towel radiator, tiled flooring, Opaque window to side. BEDROOM 1: An attractive principal bedroom with double glazed French doors leading out to the rear decking and garden. Walk in wardrobe, door to EN SUITE: White suite comprising fully tiled corner shower cubicle with mains fed mixer shower, pedestal wash basin, WC, chrome heated towel radiator, tiled flooring. Opaque window to side. KITCHEN/DINING ROOM: A light and spacious room with an extensive range of wall and base cupboards and drawers, with work surfaces over and inset sink and drainer. Integral dishwasher, double electric oven and induction hob with extractor hood over. Window to front drive, concealed wall mounted gas-fired combination boiler, tiled flooring, Space for dining table, double glazed patio doors opening to the raised decking area. Door to UTILITY ROOM Matching wall/base cupboards to the kitchen, inset sink and drainer, plumbing and space for a washing machine. Tiled floor, double glazed door to the side path.

FIRST FLOOR LANDING: Two feature full height double glazed windows to the sides overlooking the gardens. Further window looking down into the sitting room. Fitted storage cupboard, doors to, BEDROOM 3: Double glazed window to the rear overlooking the gardens. access to eaves storage space, fitted wardrobe cupboard. BEDROOM 4: A light dual aspect room, built-in wardrobe cupboard. FAMILY BATHROOM: White suite comprising P shaped bath with separate shower over, pedestal wash basin, WC, chrome heated towel, radiator, tiled flooring, Opaque window to front.

OUTSIDE

Immediately to the front of the property, a five bar gate opens to an extensive gravelled area, providing parking for numerous vehicles. To the left of the property, a pedestrian gate and path opens to the gardens which wrap around the house, Adjacent is a superb extensive raised decked eating and entertaining area, ideal for outside dining, offering a lovely aspect over the neighbouring woodland. The decking extends across the rear of the house with areas of lawn below and beyond, gently sloping down towards the wooded area. In one corner there is a pergola patio seating area, whilst to the right of the house is a useful tucked away and enclosed stone chipping garden, housing a metal storage shed and providing space for a hot tub.

SERVICES

Mains electricity, water, gas and drainage.

Broadband Coverage: Ultrafast available upto 1800Mbps (Ofcom)

Mobile Coverage: All providers limited indoors, likely outdoors.

DIRECTIONS


For Sat Nav purposes, the postcode is EX20 1EE

what3 words pounding.collected.breezes



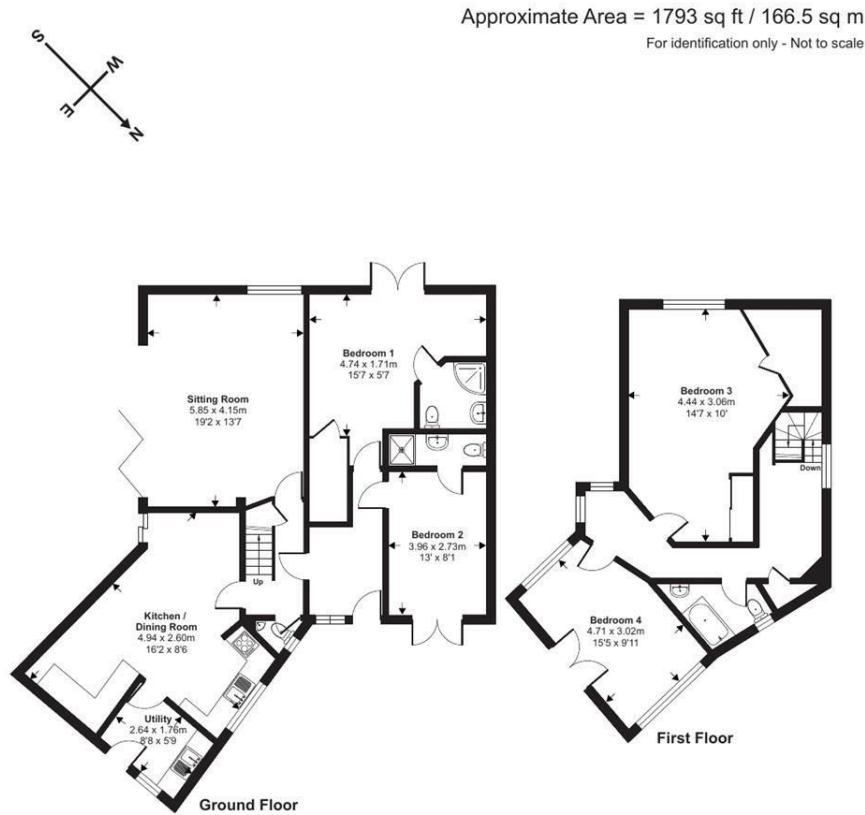
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			54
(55-68) D			
(39-54) E			
(21-38) F			1-20
(1-20) G			
Not energy efficient - higher running costs			
England &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

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