

godfrey short & squire

13 Kempley Road, Okehampton

Okehampton

£475,000

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Okehampton

This impressive four-bedroom, two-bathroom semi-detached house offers spacious and versatile living, perfect for families seeking comfort and style. The property features two generously sized reception rooms, each enhanced by large bay windows that allow natural light to flood the interiors, highlighting elegant wooden flooring and decorative ceiling mouldings. The open plan kitchen and dining area is a true heart of the home, and runs the length of the property making the perfect sociable/entertaining space. Each of the four bedrooms benefits from large windows, built-in wardrobes, and neutral décor, creating bright, restful retreats throughout the home.

The property excels in outdoor living, with a beautifully landscaped garden that includes lawns, vibrant flower beds, and charming stone wall borders. A private swimming pool is set within the garden, complemented by a spacious patio area perfect for outdoor seating, dining, or hosting gatherings. A conservatory adjacent to the pool provides a versatile space to enjoy garden views year-round.















Additional features include a well-equipped utility room with integrated appliances and ample storage, a modern bathroom with a stylish bath and integrated storage, and a practical garden shed. Elegant finishing touches such as chandeliers, fireplaces, wood-burning stoves, and built-in shelving create a welcoming, sophisticated atmosphere throughout. This property offers an exceptional blend of indoor comfort and outdoor luxury, making it an outstanding choice for discerning buyers seeking a flexible and inviting family home in the heart of Okehampton.

Council Tax band: C

Tenure: Freehold

- **Convenient Location For Town Living**
- **Within Short Distance Of Okehampton Town**
- **Walking Distance Okehampton Train Station & Bus Route**
- **18ft Long Greenhouse With Productive & Established Fruit Trees**
- **Sizeable Enclosed Rear Garden With Heated Swimming Pool**
- **Walking Distance to Schools**







Entrance Hall

Sitting Room

Kitchen/Dining/Family Room

Utility Room

WC

Landing

Bedroom 1

En-suite

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

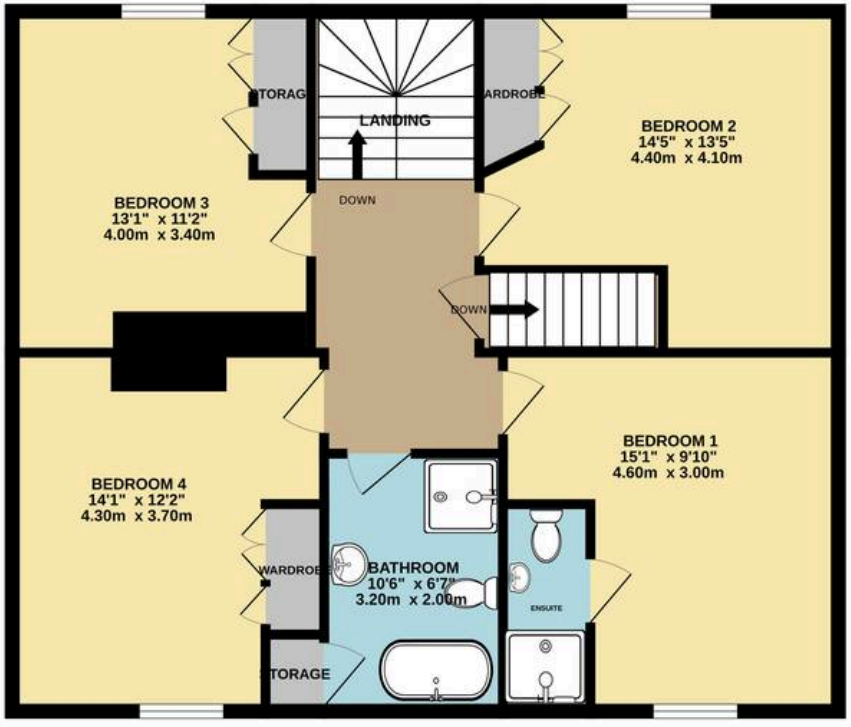
Loft Room

These particulars provide a fair description of the property, but no responsibility is accepted for any errors or inaccuracies and they do not form an offer or contract. Services and appliances, including central heating, have not been tested, and buyers should satisfy themselves as to their condition and working order. Reconnection charges may apply to disconnected or drained services in unoccupied properties. All measurements are approximate.

GROUND FLOOR
905 sq.ft. (84.0 sq.m.) approx.



1ST FLOOR
879 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA : 1784 sq.ft. (165.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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