10 Sterlings Way

10, Sterlings Way, Okehampton, EX20 1FP

Exeter 23 miles, Town Centre 0.75 miles, A30 1 mile.

This two-bedroom home in Okehampton is located near local shops, supermarkets, and the train station.

- Two Bedrooms
- Sitting Room
- Kitchen
- Garden
- Garage & Parking
- EPC Band: C
- Council Tax: Band : B
- Freehold

Guide Price £225,000

SITUATION

Located on the edge of Okehampton, the property is ideally located within easy reach of the A30 dual carriageway. Okehampton offers an excellent range of amenities, including a Waitrose, medical facilities, schooling from infant to A-Level, a cinema, and a leisure centre with a swimming pool set in the beautiful Simmons Park. The A30 provides quick travel west into Cornwall or east to Exeter, which offers M5 access, mainline rail, and airport connections. Additionally, the town's train station provides direct links to Exeter and beyond, while Dartmoor and the Granite Cycle Way are right on your doorstep.

DESCRIPTION

This two-bedroom home in Okehampton is located near local shops, supermarkets, and the train station. The layout features a front-facing kitchen and a living area with French doors opening to a gravelled rear garden. Upstairs contains two bedrooms, including one with an en-suite, supplemented by a separate single garage and a dedicated parking space.

ACCOMMODATION

Via PVC door with dual glazed window to ENTRANCE HALL: Stairs to first floor, doors to KITCHEN: Featuring a practical range of timber based floor and wall units with drawers. Space for a washing machine, Whirlpool oven with gas hob above and extractor. Integral fridge freezer, stainless steel sink with drainer to the side and gas boiler. DOWNSTAIRS CLOAKROOM: With WC and pedestal wash basin. SITTING ROOM: Under stairs storage cupboard and double PVC doors to rear garden.

FIRST FLOOR

LANDING: With access to loft space. Doors to BEDROOM ONE: A comfortable room with window to front aspect. BEDROOM TWO: With window to rear aspect. BATHROOM: Comprising WC, pedestal wash basin, and panel bath tub with tile surround and shower over.

OUTSIDE

Directly to the front of the property, there is a small area of grass, while to the rear of the property, there is a garden space featuring a patio area permanently laid with gravel and a pedestrian access gate to the far rear. The property also includes a single garage with a roller door located just down from the property. Additionally, there is a single parking space provided to the front of the garage,

SERVICES

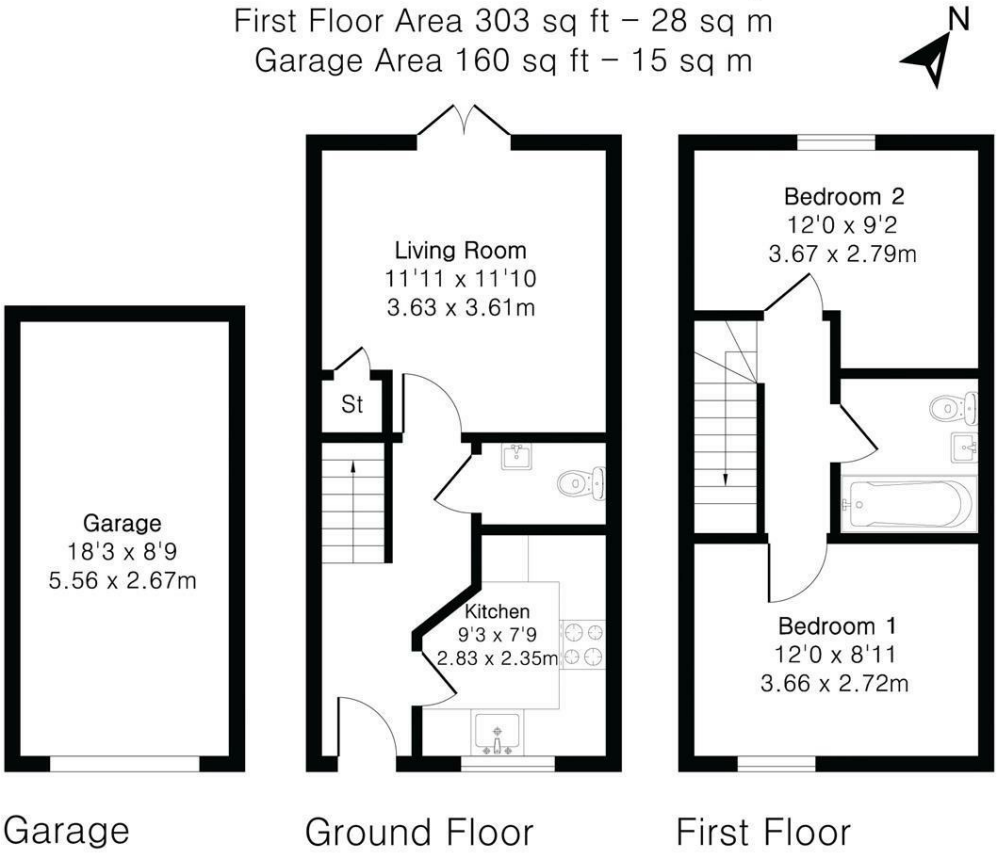
Mains electricity, water and drainage. Gas fired central heating. Broadband Coverage: Standard, Superfast and Ultrafast available (Ofcom)
Mobile Coverage: All major providers likely indoor and outdoor.

DIRECTIONS

For SAT NAV purposes the postcode is EX20 1FP
what3words ///arranges.swarm.animate

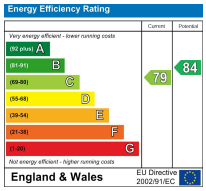
Approximate Gross Internal Area 606 sq ft - 56 sq m
(Excluding Garage)

Ground Floor Area 303 sq ft – 28 sq m
First Floor Area 303 sq ft – 28 sq m
Garage Area 160 sq ft – 15 sq m



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.

STAGS



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