



4 Fitzgilbert Close



Town Centre 1 Mile, A30 2 Miles, Train Station 0.5 Miles.

A superbly presented four bedroom detached house situated on an exclusive development.

- Large Kitchen/Living/Dining Room
- Utility Room And Cloakroom.
- Sitting Room
- Four Bedrooms
- En Suite And Bathroom
- Attractive Gardens
- Detached Garage And Parking For 2/3 Cars On Driveway
- Freehold
- EPC Band B
- Council Tax Band E

Guide Price £419,500



SITUATION
Fitzgilbert Close is situated on Hampton Mill, an exclusive, solely privately owned development built by David Wilson Homes and located on the north eastern edge of the town. The property is well situated, being within easy walking distance of the new Okehampton Interchange Train Station. and easy travelling distance of the A30 dual carriageway. Okehampton Town itself, 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 comprehensive standard and numerous sports and leisure facilities including cinema, leisure centre and swimming pool in the attractive setting of Simmons Park. The delightful expanse of Dartmoor is located on the edge of the town, together with the Granite Cycle Way.

DESCRIPTION
A superbly presented, four bedroom modern detached home, built by David Wilson Homes and first occupied in December 2024. The vendors have upgraded various areas of the house, these include fitted wardrobes to all four double bedrooms, additional tiling and 'Karndean' flooring. The sitting room, has had a feature media wall installed with LED electric fire, whilst the gardens have been professionally landscaped with additional patio area, planting and seating area. Further benefits gas central heating, double glazing and driveway parking for two vehicles, together with a detached garage.

ACCOMMODATION
Front entrance door to ENTRANCE HALL: A welcoming hall with staircase to first floor, window to front aspect, fitted cloaks cupboard. CLOAKROOM: WC, pedestal wash basin, opaque window to front aspect. Cupboard housing electric meters and internet connections. KITCHEN/LIVING/DINING ROOM: A spacious room, comprising a modern range of kitchen wall and base cupboards with work surfaces over and inset sink and drainer. Integral double electric oven, five ring hob and extractor hood over. Further integral dishwasher and fridge/freezer. Window overlooking rear garden, space for dining table and sofa with French doors opening to the garden UTILITY ROOM: Fitted worktop with plumbing and space for washing machine below and tumble drier. Wall cupboards over and door to driveway. SITTING ROOM: Feature media wall with shelving, space for large TV and housing 'Gazco Onyx Avita' LED electric fire. Bay window to front elevation.

FIRST FLOOR LANDING: Fitted cupboard, access to loft space, doors to BEDROOM 1: Window to rear, fitted wardrobes, door to EN SUITE: Large

shower cubicle with mains fed mixer shower. Pedestal wash basin, WC. Opaque window to side. BEDROOM 2: Fitted wardrobes, window to front elevation. Fitted cupboard. BEDROOM 3: Window to front elevation, fitted wardrobes. BEDROOM 4: Fitted wardrobes. Window to rear garden. FAMILY BATHROOM: Panelled bath with mains fed mixer shower over and screen door, pedestal wash basin, WC, heated towel radiator, opaque window to side.

OUTSIDE
Immediately to the front and side of the house are barked, well stocked shrub beds and borders. The driveway at the side of the house provides off road parking for two vehicles and has an electric car charging point. Large single GARAGE: With up and over door, light and power connected. A pedestrian gate from the drive, opens to the main rear garden which has been attractively landscaped within recent times. It is largely laid to lawn with patio extending across the rear of the house with external water tap and French doors opening to the spacious kitchen/living/dining room. A paved path extends down one side of the house to a private seating area with external lighting. Across the rear boundary, is a raised well stocked flower and shrub bed, with olive and holly oak trees.

SERVICES
Mains electricity, water, gas and drainage. Broadband Coverage: Ultrafast in area upto 1800 Mbps. (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services. Mobile Coverage: EE, 3 and Vodafone - Good outdoor and in home. (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services. The vendors also use O2 which has good signal.

DIRECTIONS
For SAT NAV purposes the postcode is EX20 1ZH. what3words villas.animals.array

AGENTS NOTE
The current service charge for the development, payable to the management company (FIRST PORT) is in the region of £200 per annum. The property benefits from the remainder of the 10 year NHBC Warranty.

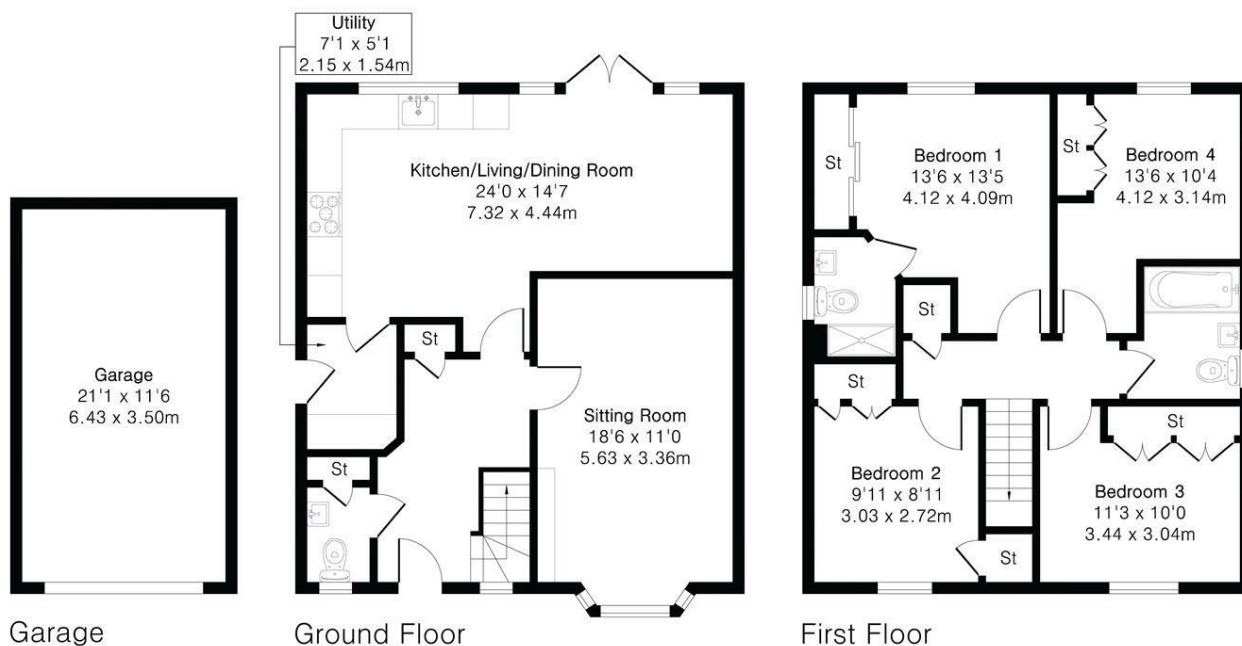


**Approximate Gross Internal Area 1333 sq ft - 124 sq m
(Excluding Garage)**

Ground Floor Area 670 sq ft – 62 sq m

First Floor Area 663 sq ft – 62 sq m

Garage Area 242 sq ft – 23 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		85	94
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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