

18 Berryball Close, Okehampton

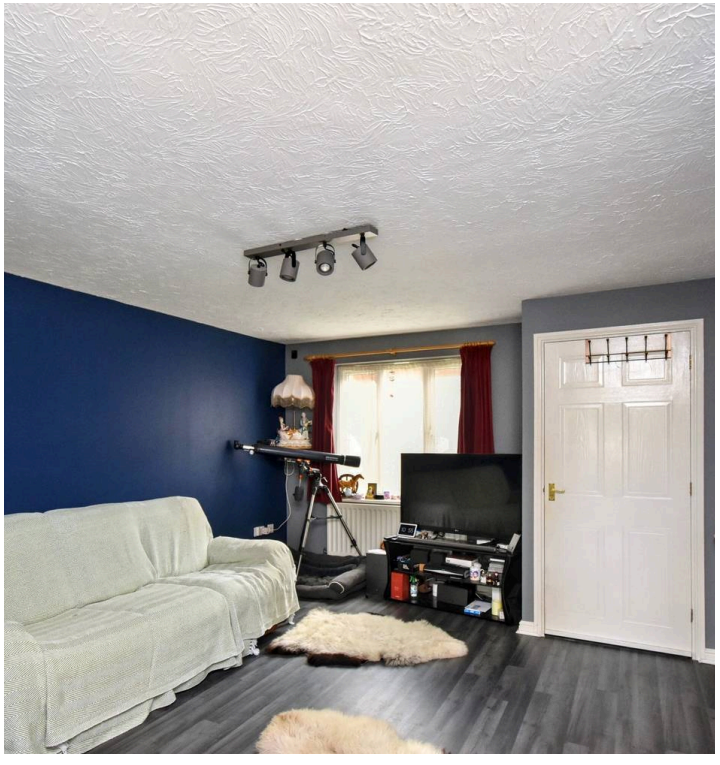
Okehampton

£220,000

godfrey short & squire









18 Berryball Close

Okehampton

Tucked away in a small, established cul-de-sac, this three bedroom terraced house offers a convenient setting for town living. The town centre, local schools and train station are all within walking distance, making it a practical choice for families, commuters or anyone looking to enjoy amenities close to home. With three bedrooms, the property offers flexibility for a range of needs. Off-road parking and a garage add to the everyday convenience. Outside, the fully enclosed rear garden faces south west and has been designed with low maintenance in mind. A raised balcony provides access from the property and offers a spot to sit out and make the most of the garden. There is also gated access at the rear leading to the single garage.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Off-road parking
- Garage
- Low maintenance outdoor space
- Convenient location for town living
- Council tax band B
- Small established Cul-de-sac
- Walking distance to Town centre, Schools, and Train Station

Entrance Hall

WC

Lounge
15' 9" x 14' 5" (4.80m x 4.40m)

Kitchen / diner
14' 5" x 8' 2" (4.40m x 2.50m)

Landing

Bedroom 1
13' 5" x 8' 6" (4.10m x 2.60m)

Bedroom 2
10' 10" x 8' 6" (3.30m x 2.60m)

Bedroom 3
10' 6" x 5' 11" (3.20m x 1.80m)

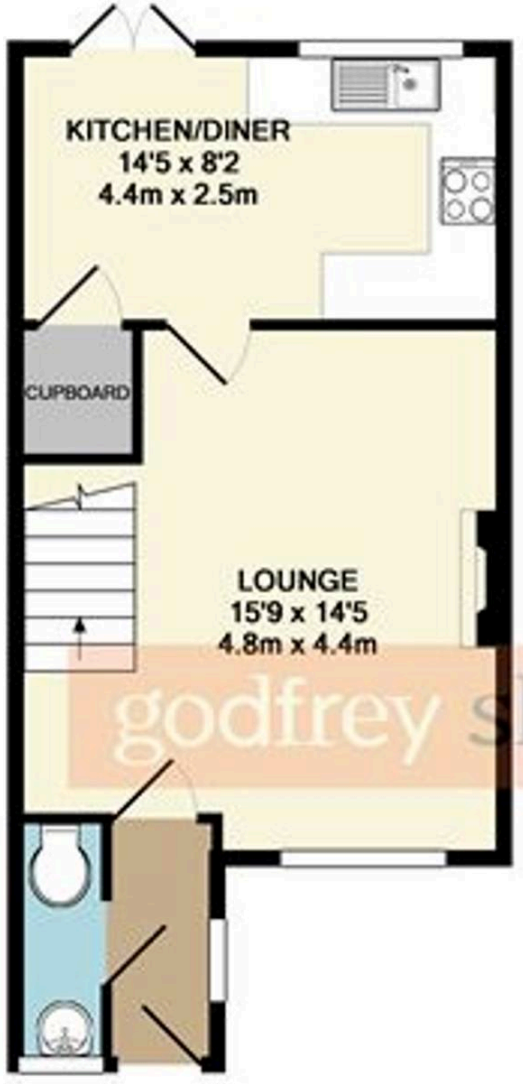
Bathroom

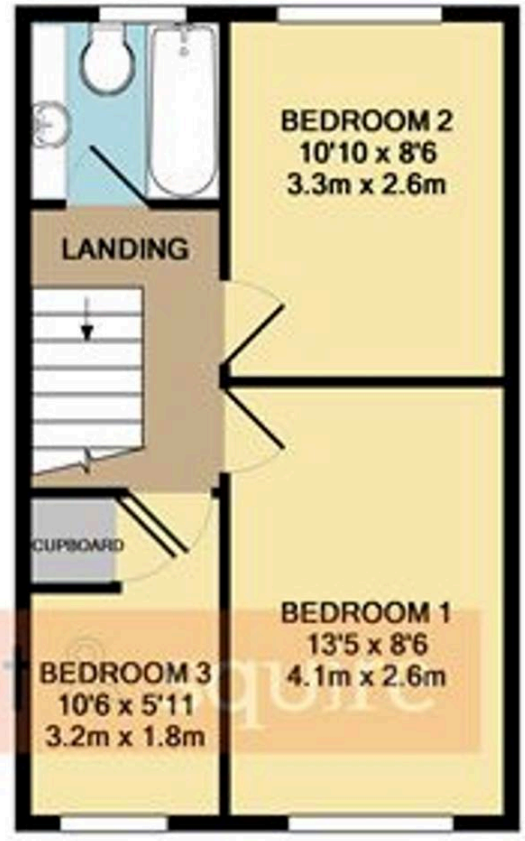
These particulars provide a fair description of the property, but no responsibility is accepted for any errors or inaccuracies and they do not form an offer or contract. Services and appliances, including central heating, have not been tested, and buyers should satisfy themselves as to their condition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











godfrey short square

1ST FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.2 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 383 SQ.FT.
(35.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 730 SQ.FT. (67.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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