



16 STATION ROAD  
O.I.R.O £375,000

4 Bed Art Deco House Close to Town  
OKEHAMPTON

MILLER TOWN & COUNTRY  
exp UK





- » Superb Example of Art Deco Style
- » Spacious Four Bedroom Home
- » Situated a Short Walk from Local Amenities
- » Parking and Gardens
- » First Floor Balcony and Roof Garden
- » Views to Moors
- » Easy Access to Rail Links

## The Property

One enters a generous reception hall, and stairs lead to the first floor with storage underneath. Off the central hall is a WC, sitting room, dining room, and the modern kitchen/breakfast room with quartz worktops, built in appliances and useful utility room. All the principle reception rooms and the kitchen are flooded with natural light from the large windows. On the first floor the three spacious double bedrooms are filled with natural light and offer a wonderful feeling of space. The bathroom has a double ended bath and shower cubicle as well as a wash hand basin and WC. From the landing a staircase leads up to the second floor and the spacious fourth bedroom, which is triple aspect and has access to its own private balcony to the front. A large roof terrace wraps around to the side and rear of this bedroom, offering fantastic rooftop views.

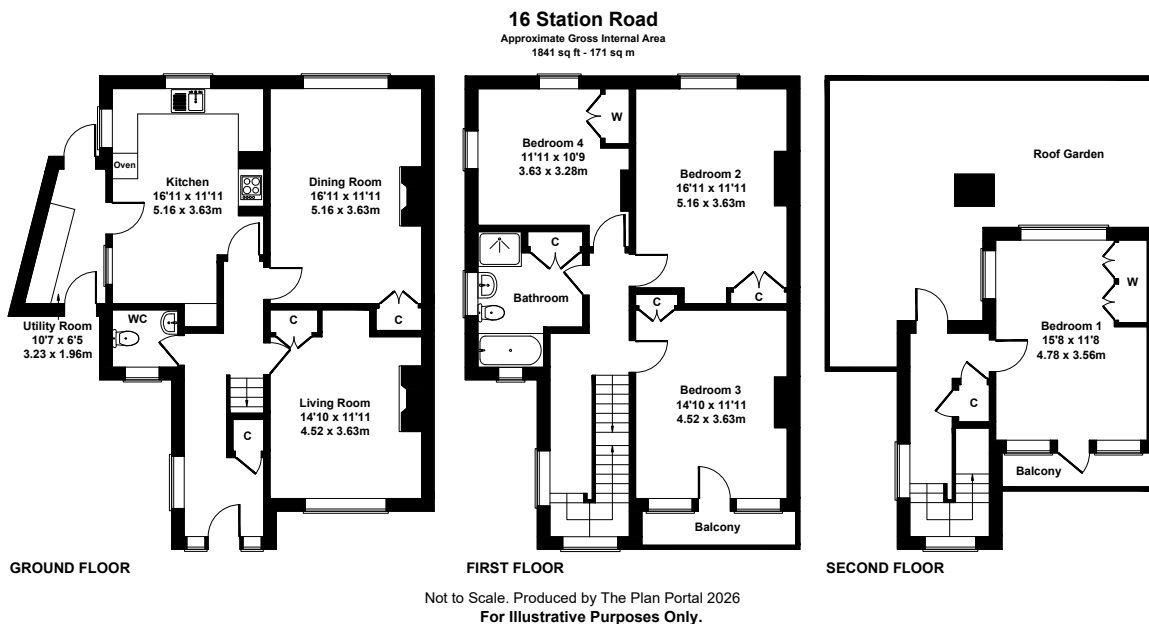


## Outside

To the front is a small courtyard style garden with log store and a number of mature shrubs, and a drive to the side which provides off road parking for one to two cars. To the rear is a generous and enclosed private paved garden, which has gravelled areas, raised beds and a variety of shrubs. There are balconies on the first and second floor to the front and also a charming and generously proportioned roof terrace enjoying views across the valley, town and Dartmoor.







## Location

The property is located in the vibrant town of Okehampton within a short walk of the town's amenities, which include 3 supermarkets and a wide variety of shops and services. Okehampton is also the walking centre of Dartmoor with its wild landscape and space to roam, accessible from the edge of town. A rail link provides connectivity to Exeter and the main Penzance to London Paddington line, and the A30 corridor is on the doorstep. The city of Exeter offers an extensive commercial and retail centre as well as additional road and air links.

## KEY INFORMATION

	4 Bedrooms		EPC Rating: D (59)
	1 Bathroom		Council Tax Band: C
	2 Reception Rooms		Tenure: Freehold
	Driveway		Broadband: FTTP *Per Ofcom
	Not Listed		Mobile Signal: Likely to good *Per Ofcom
	Heating: Gas central heating		Not suitable for wheelchair users
	Utilities: Mains electric, water, drainage and gas		
	Restrictions: Yes, noted from previous conveyancer		
	Easements, Wayleaves: None known		
	Public Rights of Way: None		
	Flooding: None known		
	Notable Construction Materials: None known		
	Building Safety Concerns: None known		
	Mining Area: No		
	Planning Permission / Proposed Developments: None known		

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### VIEWING:

Strictly through the vendor's sole agents  
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