



3, Forum Lane, Okehampton, EX20 1XG



Town Centre 1 Mile, A30 1 Mile, Exeter 24 Miles.

A modern three bedroom home Located on the edge of Okehampton

- Open plan layout
- Sitting Room/ Dining Room
- Kitchen
- Three Bedrooms
- Garden
- Parking for two vehicles
- EPC Band B
- Council Tax Band C
- Freehold

Guide Price £265,000

SITUATION

The property is located on the north eastern edge of Okehampton, approximately one mile from the centre, and offers excellent access to the A30 dual carriageway. Okehampton provides a comprehensive range of amenities, including local shops, a Waitrose supermarket, a doctors' surgery, and a dentist. Educational facilities cover all ages from infant to A-Level standard, including a newly built primary school within short walking distance.

The town also boasts excellent leisure options, featuring a cinema, a leisure centre with a swimming pool, and the scenic Simmons Park. For commuters, the nearby A30 provides direct links west into Cornwall and east to Exeter, connecting to the M5, mainline rail, and Exeter International Airport. Additionally, the Okehampton train station provides regular services to Exeter and beyond, while Dartmoor National Park and the Granite Way cycle route are both easily accessible nearby.

DESCRIPTION

Located on the edge of Okehampton, this three-bedroom home features full double glazing, gas central heating, and the remaining duration of an ICW Warranty. The ground floor layout consists of an entrance hall, cloakroom, and an open-plan kitchen, dining, and living room. Upstairs, the main bedroom includes an en-suite shower room, alongside two additional bedrooms and a family bathroom. Externally, the property benefits from a rear lawned garden with an extended patio and a timber shed.

ACCOMMODATION

ENTRANCE HALL:

PVC entrance door, stairs leading to the first floor, door to: CLOAKROOM: Low-level W.C. and pedestal wash basin.

From the entrance hall, double doors with glass panels open into:

OPEN-PLAN LIVING/DINING ROOM & KITCHEN:

Living/Dining Area: A spacious, open-plan room with a window to the rear and double PVC doors leading out to the rear garden. Features a useful understairs storage cupboard. Kitchen

Area: Fully open to the living space, with a window to the front of the property. Fitted with a range of timber base and wall-mounted cupboards and drawers, a stainless steel dual sink with a drainer, an integrated fridge-freezer, an integrated dishwasher, space for a washing machine, and an electric oven with a hob and extractor hood above.

First Floor

LANDING: Access to the loft space, a built-in storage cupboard, and doors leading to: BEDROOM 1: Window to the rear of the property, a built-in storage cupboard, with a door to: EN-SUITE Corner shower cubicle, pedestal wash basin, W.C., and a wall-mounted electric towel rail. BEDROOM 2: Window to the front of the property and a built-in storage cupboard. BEDROOM 3: Window to the rear of the property and a built-in storage cupboard.

BATHROOM: Window to the front of the property, W.C., pedestal wash basin, and a panelled bathtub with a tiled surround and an electric shower over, wall-mounted electric towel rail.

OUTSIDE

The property is approached via a front tarmac path that opens up to views of nearby greenery. This front area features a canopy porch and a brick-built bin store. To the rear, the garden is predominantly laid to lawn and enclosed by timber fencing. It benefits from an extended slab patio, a timber shed, and a rear pedestrian gate that leads directly to the property's two dedicated parking spaces.

SERVICES

Mains: Water, gas, electricity, and sewerage. Broadband Coverage: Standard, Superfast and Ultrafast available (Ofcom) Mobile Coverage: Indoor EE and Three likely. Outdoor. All major providers likely outdoor.

DIRECTIONS

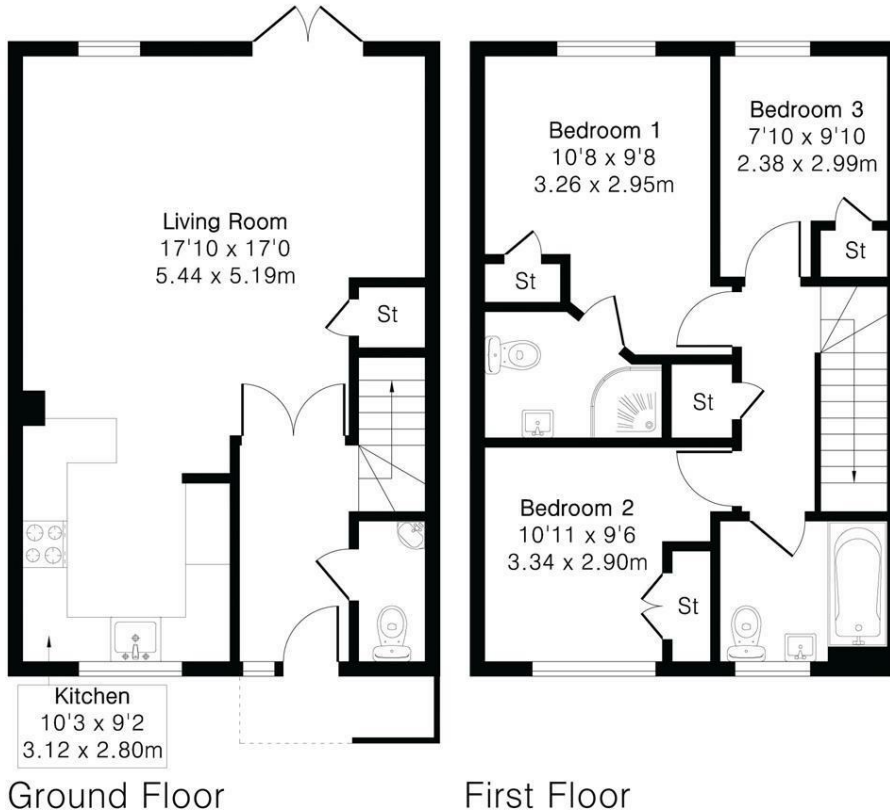
For SAT NAV purposes the postcode is EX20 1XG
what3words: ///tenure.windmill.highs



Approximate Gross Internal Area 960 sq ft - 90 sq m

Ground Floor Area 480 sq ft – 45 sq m

First Floor Area 480 sq ft – 45 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
(92-100) A	Green	85	96
(81-91) B	Light Green		
(69-80) C	Yellow		
(55-68) D	Orange		
(39-54) E	Red-Orange		
(21-38) F	Red		
(1-20) G	Dark Red		

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

11 Charter Place, Market Street, Okehampton, Devon, EX20 1HN

01837 659420

okehampton@stags.co.uk

stags.co.uk



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